

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Henry Avenue Historic District

other names/site number n/a

2. Location

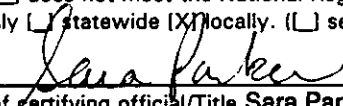
street & number 120, 210, 211, 218, 220, 222, 226, 230, 310, 314, 320 and the street of Henry Avenue [n/a] not for publication

city or town Manchester [n/a] vicinity

state Missouri code MO county St. Louis County code 189 zip code 63011

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. ([ ] see continuation sheet for additional comments).



Signature of certifying official/Title Sara Parker/Deputy SHPO Date 11/22/02

Missouri Department of Natural Resources  
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ([ ] See continuation sheet for additional comments.)

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

4. National Park Service Certification

hereby certify that the property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain:) _____	_____	_____
_____	_____	_____
_____	_____	_____

### 5. Classification

#### Ownership of Property

(Check as many boxes as apply)

- ☒ private  
☒ public-local  
☐ public-State  
☐ public-Federal

#### Category of Property

(Check only one box)

- ☐ building(s)  
☒ district  
☐ site  
☐ structure  
☐ object

#### Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
19	4	buildings
		sites
1		structures
		objects
20	4	Total

#### Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

n/a

#### Number of contributing resources previously listed in the National Register

n/a

### 6. Function or Use

#### Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

EDUCATION/school

AGRICULTURE/SUBSISTENCE/processing

AGRICULTURE/SUBSISTENCE/animal facility

LANDSCAPE/natural feature

TRANSPORTATION/road-related

#### Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

DOMESTIC/hotel

COMMERCE/TRADE/business

COMMERCE/TRADE/specialty store

LANDSCAPE/park

TRANSPORTATION/road-related

### 7. Description

#### Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN

LATE VICTORIAN/Queen Anne

LATE VICTORIAN/Romanesque

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/Colonial Revival

MODERN MOVEMENT

OTHER/Folk National

#### Materials

(Enter categories from instructions)

foundation STONE/Limestone

walls BRICK

WOOD/Weatherboard

roof ASPHALT

other STONE/Limestone

#### Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Henry Avenue Historic District  
Name of Property

St. Louis County, MO  
County and State

### 8. Statement of Significance

#### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

#### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

#### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

### 9. Major Bibliographical References

#### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

#### Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

#### Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

#### Period of Significance

1855-1946

#### Significant Dates

1855

1860

1907

#### Significant Person

(Complete if Criterion B is marked above)

n/a

#### Cultural Affiliation

n/a

#### Architect/Builder

Peipers, H. E., Architect

Henry Seibel and Sons, Contractor

#### Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: \_\_\_\_\_





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# National Register of Historic Places Continuation Sheet

Henry Avenue Historic District  
St. Louis County, MO

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## Narrative Description

### SUMMARY

The Henry Avenue Historic District encompasses a quasi-rural residential area in the heart of the city of Manchester, which is a suburban community about twenty miles west of downtown Saint Louis. In stark contrast to the surrounding suburban sprawl, the historic district contains widely spaced residential properties with a variety of outbuildings that were originally used for agricultural purposes (barns, stables, smokehouses, and well houses). The houses themselves reflect vernacular designs used in this remote settlement in the mid and late nineteenth century as well as good selection of turn of the twentieth century Queen Anne designs for what were at the time some of the most prominent leaders of the small rural community. The district begins one block north of Manchester Road with the prominently placed brick, two story, Romanesque Revival style, Manchester School building and it extends north along Henry Avenue approximately one-quarter mile. Just two blocks north of Manchester Road (one block into the historic district), Henry Avenue jogs to the east about 180 feet around the historic Manchester School before it jogs back north again, creating the historic dogleg in the street that has survived for more than 140 years. Most of the historic district is along the east side of Henry Avenue, although the district's boundaries do include the street itself and the historic Queen Anne style house and stone smokehouse of the Dependahl property along the northwest corner of the dogleg. Of the 24 resources in the district, only 4 are noncontributing (2 houses and 2 garages). In all, there are 1 structure (the road itself), 1 school building, 10 residences, and 12 outbuildings (including agricultural buildings and garages).

### GENERAL FEATURES OF THE DISTRICT

While Henry Avenue extends both north and south of Manchester Road, the historic district encompasses only that area that is north of Manchester Road. Manchester Road, also designated state highway 100, has connected the community with Saint Louis and Jefferson City for nearly 200 years and still serves as the city's major commercial street today, but it is primarily a multilane thoroughfare lined with late twentieth century, strip commercial businesses. The topography of the area is not noticeably hilly, although the land does rise consistently uphill from Manchester Road along Henry Avenue. From the base of Henry Avenue (at Manchester Road), Manchester School, the distinctive, two-story, red brick, Romanesque Revival building with its three-story tower, looms above on the east side of the street. The large, Queen Anne style, Louis H. and Louisa Dependahl House is also visible from the base of Henry Avenue, facing south at the head of what appears to be a T intersection in the road. In reality this is actually the beginning of the dogleg in Henry Avenue. At this point, a triangular median has been built in recent years to direct traffic along the dogleg, but another modern street, Andersohn Drive, has been extended from the west to the median. It is this doglegged configuration of Henry Avenue, the school building and the Dependahl House that form a distinctive entrance to this historic district.

Except for 1907 Manchester School building, and Henry Avenue itself, the resources in the historic district are residential properties, several of which still contain vestiges of their original uses as small farms. The vast majority of the buildings are over 100 years old. Only 2 of the 11 primary buildings were built after 1920, but the Bob Baker House was actually still part of this rural community's characteristic development, completed in the 1940s, a decade before suburbanization of the community of Manchester began. Within the historic district's boundaries there are 10 houses, 4 of which are large, Queen Anne style farmhouses built in the late nineteenth and early twentieth centuries. Other early houses reflect more rural and vernacular traditions, designed basically for functionality not style, while 3 are styles popular in the mid-twentieth century. In addition, there are a variety of outbuildings scattered among the various residential properties, reflective of the rural nature of the development, including: a large stone smokehouse and well house, a pump house (for a well), 2 barns, 1 building that appears to be a small stable or carriage houses which has been converted for automobiles, a small tobacco barn with an attached outhouse, 5 detached garages, and 1 other small timber frame building for which its original use is not known.

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### Narrative Description (continued)

Of all of these resources, the most significant is obviously the configuration of the road itself, Henry Avenue. Manchester School is one of the most prominent buildings. In addition, the Dependahl and Sauer Houses, along with the school, are especially noteworthy since they are 3 of the few remaining buildings known to have been built by the local contractor, Henry Seibel and Sons. The Dependahl and Taylor Houses, along with the outbuildings on their properties, are also highly significant resources, in part because of their association with leading Manchester citizens. Of the 23 buildings, and 1 structure (Henry Avenue) in the district, only 4 were identified as noncontributing (one 1978 house and an old, one story house with a second floor addition, as well as 2 post 1950 garages). Most of the houses generally retain a high degree of historic integrity, with one home actually having restored its historic integrity (the Dependahl House) by the recent removal of the asbestos tile siding. In the last half-century, most of the outbuildings originally associated with agricultural enterprises have either fallen into disuse or been adapted to new residential purposes, such as automobile garages or storage areas. Given the age of most of the buildings, houses and even outbuildings, are in surprising good repair. In general, the condition of primary buildings is good and the properties are well maintained, and most the outbuildings are in fair condition. Interiors of most buildings in the district were not inspected and are largely unaddressed, but, as is the case of the Dependahl House, are known to be in good condition with only minor alterations to the historic interiors.

Most of the homes along this section of Henry Avenue still retain the more rural spacing that distinguishes this historic neighborhood from the surrounding suburban development with its densely developed housing, meandering streets and cul-de-sacs (see the aerial photographs, pp. 15-17, included with this section to show the progression of suburban development). Today, the properties within the Henry Avenue Historic District are residential in character, although historically most of these same properties served as farmsteads with smaller farmsteads on the east side of Henry Avenue and the large Dependahl farm on the west side. By the 1890s, the houses were spaced usually anywhere from 150 to 400 feet apart, although the spacing was closer near Manchester Road and the community's small business district. At that time, no homes had been built on the west side of Henry Avenue since that was all part of the Louis Dependahl farm. On the east side of Henry Avenue, beyond the historic district's northern boundary, the area was still undeveloped by the 1890s. In the early twentieth century, the character of Henry Avenue also continued to evolve, becoming more of a residential area rather than just a series of small farmsteads, with three new homes built between existing residences by 1920 and one more home and three detached garages added by 1946. One large plot was never developed into residential lots, between 220 and 226 Henry Avenue in the midst of the historic district, and today is utilized as a city park. In the last twenty years, the west side of Henry Avenue (the northern part of the Dependahl farm) was also developed into a residential subdivision, leaving just this small section of Henry Avenue, the proposed historic district, as the last cohesive tract of land that is a vestige of the quasi-rural settlement patterns of the city of Manchester.

Although they are not counted as sites in the district, part of the distinctive character of this district is the open land and there are three pieces of property that were originally part of the large William Triplett estate on the east side of Henry Avenue that was subdivided in 1860 into smaller farmsteads. These three plots of open land are currently under separate ownership and have historically contributed to the visual character of the historic district as open, undeveloped land.

- The land between 210 and 218 Henry was originally part of the property associated with the Mathias Zimmerman House at 218 Henry, but this plot of land recently sold to the owners of the shopping center (to the east and facing Manchester), who wish to develop this as an access road, which would be a significant visual intrusion and would compromise the historic integrity of the historic district by creating a commercial entrance off of Henry Avenue into the shopping center, splitting the continuity of this historic district.

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Henry Avenue Historic District  
St. Louis County, MO

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## Narrative Description (continued)

- The property, now utilized as Margaret J. Stoecker Park, has always been open land within the city of Manchester and despite the subdivision of the Triplett estate in 1860 and the subsequent development of smaller farms elsewhere along the east side of Henry Avenue, these two lots never had any further development until they were recently designated as a city park. The portion of the park between 220 and 226 Henry is included within the boundaries of the district where there is a parking lot, but no park buildings to obscure the historic streetscape along Henry Avenue, which is reflective of the semi-rural nature of this neighborhood and an important feature in the spacing of the surrounding historic residential properties.
- When a larger property was subdivided and a portion sold off to a different owner, it appears that this narrow strip of land between 314 and 320 Henry Avenue was left over from the legal descriptions for the various property sales and one of the adjacent owners, Ervin Dependahl, continued to use this as an access route to a small house that was deeply recessed on the land to the east (east of the district boundaries and no longer standing since it is part of a post-World War II subdivision development). As a consequence, Ervin and Marie Dependahl, who have both been dead for many years, still own this strip of land but not the adjacent property. Apparently, their three daughters were unaware that this property was still owned by their parents and since the assessed property value is so low, no tax bill had ever been sent to them.

It is apparent from the Individual Site Descriptions below that the primary intrusions in the district derive from unsympathetic renovation treatments rather than infill of new buildings, although there are two noncontributing garages, one newer home, and one home with a recent second floor addition. The initial purpose of this nomination is to encourage property owners' efforts to continue to maintain and preserve their historic buildings (in some cases, by utilizing state and federal historic tax credits). The threats to the historic integrity of this district are generally due to the suburban sprawl surrounding the neighborhood, with pressure to develop the open spaces or to reconfigure traffic patterns. Just as preparations began for drafting the district nomination, the Saint Louis County road department proposed a major threat to the very visual and physical integrity to the proposed Henry Avenue Historic District, one of the few remaining historic areas left in this community due to the rapid suburbanization of the region. Their proposals to remove the dog-leg in Henry Avenue and to allow a curb cut for a new access road between 210 and 218 Henry (as a secondary entry into the shopping center to the east of the district and fronting on Manchester Road), would drastically increase the volume of traffic in this semi-rural, residential neighborhood, besides disrupting the historic integrity of the district. The disclosure of the proposed road changes added substantial urgency to the draft nomination viewed as official endorsement of the historic significance of both the road and the neighborhood in Manchester's early history. It was used to provide evidence to compel city and county officials of the need to preserve the historic integrity of the an area tied closely with the early history of what was once a small farm community and one of the oldest settlements in Saint Louis County. In fact, after the district nomination's review by the Missouri Advisory Council on Historic Preservation, the Manchester City Council took note of the significance of the road and agreed in a unanimous vote to leave Henry Avenue alone. Despite this reversal, the threats continue to this area because of the crush of development, including recent proposals to reroute fire department traffic from the west onto Henry Avenue, which could require other changes to the road.

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### Narrative Description (continued)

#### INDIVIDUAL SITE DESCRIPTIONS

These descriptions are based upon Missouri Historic Inventory forms on file with the Saint Louis County Department of Parks and Recreation in Clayton as well as the Missouri Cultural Resource Inventory within the State Historic Preservation Office in the Department of Natural Resources in Jefferson City. The historical data and evaluation of these resources was initially completed in a 1983 historic resource survey and inventory prepared by Esley Hamilton and V-J Bass for the St. Louis County Department of Parks and Recreation. Hamilton is currently the historian for St. Louis County and, during the summer of 2001, he supervised a revision of the survey by Joseph Bartels, which included the preparation of several additional Missouri Historic Inventory forms for properties not included in the 1983 survey. During both the 1983 survey and the 2001 survey update, a visual evaluation was made of the exterior of each building to determine the general integrity of the buildings and properties in the district. These evaluations addressed building materials, surface treatment, fenestration, entryways, and other architectural details on the buildings. They also identified the outbuildings on each property. In addition, Karen Bode Baxter has made a visual survey of the proposed historic district to verify general integrity and she, along with the Missouri Historic Preservation Program architect, Angelo Logan, made a thorough on-site inspection of the house and smokehouse of the Louis H. and Louisa Dependahl House since it is in the midst of a certified historic rehabilitation project being completed by the great-grandson, Kenneth Aston Jr. Ken Aston also provided follow-up inspections and interviews with property owners as needed to verify building materials, outbuilding designs, and other details about several of the other properties in the district. Descriptions about the physical features are derived from these on-site surveys and the historic information from the Missouri Historic Inventory forms completed in 1983 and 2001. Neither the on-site surveys nor the inventory forms are cited for each resource; only unique, additional sources of information are individually footnoted.

The properties are listed from the south end of the district to the north end and numbered sequentially, beginning with the road itself with the street numbers serving as the identifying number for each property. Since several properties contained more than one resource (due to outbuildings associated with the residences), the primary resource is listed first, followed by the each secondary resource in the header for that address. Following the name of the resource is the date of construction, the name of the builder if known, and the status in the district. This is followed by a narrative discussion, with a separate paragraph for each resource on that property, with the primary resource described in the first paragraph, followed by secondary buildings or structures. All resource names are the historic names, except when noted. When an historic name was unavailable, a descriptive name has been chosen.

These descriptions discuss each of the resources in the Henry Avenue Historic District in terms (when known) of:

- its street number (since they are all addressed off of Henry Avenue)
- the historic name
- date of construction
- architect and/or contractor
- a capsule description of major features
- alterations and integrity issues
- status as a contributing or non-contributing within the scope of this nomination

#### 100-300 Block of Henry Avenue:

##### **Henry Avenue; 1855, 1860. (Contributing)**

Henry Avenue links Manchester Road and the community of Manchester to Clayton Road to the north. Although the roadbed was originally just dirt, over the years it has been improved by Saint Louis County and is currently a two lane, asphalt street without curbs. Despite the change in road surfaces, the road retains significant physical and visual integrity, having endured the suburbanization of the area and the pressures for straighter, faster roadways. This section of Henry Avenue contains the historic dogleg that has characterized the road for 140 years.<sup>1</sup>

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### Narrative Description (continued)

#### 120 Henry Avenue:

**Manchester School;** 1907; H. E. Peipers, architect; Henry Seibel and Sons, contractors. (Contributing)

This Romanesque Revival, two story, hipped roof, red brick, multi-roomed schoolhouse has a high foundation of rock-faced, ashlar limestone and a three story, pyramidal roofed tower above the central entry. The building retains it 6 over 6 wood sashed windows, the semi-circular fanlight above the door and elaborate brick corbelling stringcourse under the eaves, as well as the metal fire escape. Although the railings on the entry stairs are not the original (in early photos they appear to be pipe railings), they are in scale and keeping with the monumental entry. While the original doors were paired full-light doors, the current leaded glass doors are replacements.<sup>2</sup> The school property retains most of the original schoolyard behind the building, but the front has been altered over the years to accommodate off-street parking. Because of its position at the base of Henry Avenue, this towered school building is especially prominent in visually defining the district.

#### 210 Henry Avenue:

**William and Caroline Sauer House;** 1899; Henry Seibel and Sons, contractors. (Contributing)

**Tobacco Barn and Outhouse;** date unknown; architect and contractor not known. (Contributing)

This two story, clapboard, Queen Anne house has a stepped façade, with the left bay having a street-facing gable decorated with fishscale shingles and clipped corners on the first floor supported by scrolled brackets. The L-shaped entry porch with its spindle-work porch wraps the middle "step" with a balustrade of geometric cutouts. The house has two brick chimneys, with the south chimney retaining its corbelled cap. Other than the business signs which obscure some of the balustrade, the only significant alteration to the house is the addition of an exterior staircase, added to keep the building code compliant, and the conversion of the front and south side yards into parking. It is one of the best extant examples of the spindlework subtype of the Queen Anne style in Manchester, retaining most of its original decorative details.

The one story end gabled tobacco barn with a shed roofed extension on the south end has an outhouse, complete with crescent moon cutout in the door, attached on the east (back) side. Although the siding may be a more recent vertical board cladding, the paired, swinging doors on the front help date this as either a turn of the twentieth century building. The raised grade of the drive in front of the doors is typical of barns and outbuildings designed for livestock and wagons since it provided for better run-off. Remnants of its use as a storage facility for Sauer's cigarmaking as well as historical information gathered by the homeowners help identify this as a small tobacco barn that was later converted to use as a garage.<sup>3</sup>

#### 211 Henry Avenue:

**Louis H. and Louisa Dependahl House;** 1910; Henry Seibel and Sons, contractors. (Contributing)

**Smokehouse and Well House;** pre-1909; builder unknown. (Contributing)

This two story, clapboard, cross-gabled, Queen Anne style house has fishscale shingles in the gable ends, a rock-faced ashlar limestone foundation, and a full-width, shed roofed porch supported by Tuscan columns with a wood balustrade that wraps around the corner of the house to protected entries directly into the dining room and foyer. The house retains its original, doublehung, wood sashed windows (1 over 1) as well as the horizontal, fixed window at the base of the entry stairs (a Seibel characteristic). The house is currently in the midst of an historic rehabilitation project, which has already removed the asbestos siding to expose the original clapboard and fishscale shingles and the intent of the current owner

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## Narrative Description (continued)

(the great grandson of Louis Dependahl) is to restore the home to its original appearance utilizing the memories of granddaughters as well as historic photos and physical evidence. The second floor porch enclosure on the back porch is not original, although it is an early alteration, and there is a bay window on the west side in the dining room that was added more recently. An exterior ashlar stone chimney that was added on the east side of the house, replacing the original living room fireplace and internal chimney has recently been removed as part of the current historic rehabilitation project. Even many of the original, wooden shutters were found stored in the attic and are being repaired and replicated for reinstallation.

The two story, rock-faced limestone, smokehouse and well house has a pyramidal roof with a cupola. The exterior wooden stairs on the south side lead down to the lowest level (the well house level and the area where the fires were laid to smoke the meats with smoke passing up the internal chimney to the second floor level). Accessed through a wood plank doorway and exterior wooden stairs on the east side, the second floor still contains the wire loops around the wood beams that held the sausages during smoking. The third level forms an attic above. Recently, the 1960s era garage that wrapped the original stone building has been removed, and the original smokehouse walls have been found to have little physical damage from the attachment. Because it was encased within the garage, the historic exterior wooden staircase and door are in remarkably well preserved condition.

### 218 Henry Avenue:

**Mathias Zimmerman House;** 1863 ca.; architect and contractor unknown. (Contributing)

**Stable;** date unknown; architect and contractor unknown. (Contributing)

This 1.5 story, brick house with its raised, (squared) rubble stone foundation is a vernacular design now known as representative of the National stylistic tradition in a form known as the Hall-and-Parlor family, which were folk houses that were common in the nineteenth century and noted for their simple side-gabled designs that were generally two rooms wide and one room deep. As was common to these early homes, there is an early addition, a wing added to the back (north side) of the house, also built of brick. It has segmental arched windows, stone lug sills and what appear to be historic, wooden shutters. Its symmetrical facade with a simple doorway, flanked by two bays of windows (a first floor window and a basement window in each bay on the façade), faces south but the hipped roof porch appears to be an early twentieth century Colonial Revival addition with simple, paired posts and pilasters with decorative capitals and simple balustrades. There is also a shed roofed addition on the back of the house that was probably added after World War II since it has a poured concrete foundation and wider siding, but it is not visually intrusive because it is not very visible from the road. It also appears that the 2 over 2 sashed windows noted in the 1983 survey may have been replaced recently with simple 1 over 1, sashed windows, but it retains its basic house form and is clearly recognizable as an early rural settlement house form.

The one story, gabled, stable building with its shed roofed extension has living quarters on the west end (side gabled from the road), including a 3 over 1, wood, sashed window facing the street; an end wall, simple brick chimney on the south side; and another window on the north gabled end west of where the sliding, wood braced, barn door provides access to the stable area. As is common to early rural outbuildings designed for livestock and wagons, the driveway is raised slightly higher at the stable entry. Although the building has newer siding, camouflaging the original wall materials, it is obviously an early twentieth century or earlier outbuilding, one that was designed to house a farmhand or worker.

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Henry Avenue Historic District  
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## Narrative Description (continued)

### 220 Henry Avenue:

**George and Annie Weidmann House;** 1920 ca.; probably built by George Weidmann. (Contributing)

**Garage;** pre-1950; probably built by George Weidmann. (Contributing)

This, 1.5 story, clapboard, Minimal Traditional style house has a faux stone foundation. While basically a hipped roof house, it has a front gabled wing on its north end that creates a small L shaped recess for the small concrete front entry porch and steps. The porch's gabled roof has an arched opening and rests on simple entablatures above small posts with simplified capitals and projects forward from the façade. The entry has a three-paneled door that has multipaned glass in the upper third. It is basically centered on the façade with paired, sashed windows on either side and there is a small double-hung (4 over 4), sashed window on the upper level of the gable end. The other distinctive feature is the large, brick, end wall chimney on the south end of the house. Although the front flowerbeds have been raised in recent years with wooden timbers and there are combination storm windows on the façade, the rest of the house appears original.

The end gabled, detached garage faces south behind the house. It was probably built about the same time as the home. It has a half-light side door on the west side. The styling, proportions, and placement of this garage are typical of those built between 1920 and 1950 as automobiles began to play a more important role in the lives of Manchester's citizens. It is currently sided with asbestos shingles, which are possibly a later alteration or an indication that Weidmann built the garage slightly later than the house when this siding became more popular.

### 226 Henry Avenue:

**DeWitt Clinton and Lillie B. Taylor House;** 1895; architect unknown; Henry Seibel and Sons possibly the contractor. (Contributing)

**Garage;** 1930; architect and builder unknown. (Contributing)

**Pump House;** 1910ca.; architect and contractor unknown. (Contributing)

**Taylor Barn;** built between 1895 and 1923; architect and builder unknown. (Contributing)

This 2.5 story, clapboard, Queen Anne style house, with its rock-faced, ashlar limestone foundation, has a wraparound porch on the northwest corner of the house with a large gabled bay with clipped corners projecting out on the south half of the façade. The gable end has diamond pattern shingles as well as a Palladian window. It appears that some of the decorative scrolled brackets on the gabled bay may be missing, although it does retain the curved bargeboard and scrollwork in the gable end as well as the clapboard walls with the cornerboards. A similar gabled bay projects out from the south side of the house, with its fishscale shingles and Palladian window in the gable end. Along the south side and rear of the house, screened porches had been added early in the history of the house and are clearly visible in early photographs of the house. The current owners recently restored the original cypress, Tuscan style columns on the front porch although the original railing is missing (which was visible in the 1983 historic survey photo). The house also retains its original copper gutters, the wood sashed windows and the Chamberlain weather stripping on the windows that was added in the 1930s to create airtight seals (an unusual artifact to have documented and still be functional). The interior retains its radiator heat added to the house in the 1920s to replace the gravity fed coal fired furnace system. It also has numerous original interior details: stained woodwork, two fireplaces and lath and plaster walls.<sup>4</sup>

The two car, end gabled, detached, frame garage faces Henry Avenue. The concrete foundation is etched with the date 1930, which probably was the date of construction for the garage.<sup>5</sup> Even though the front was resided with steel siding since the obsolete, original asphalt shingle siding was no longer available, the basic form still identifies it as an older garage.

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Henry Avenue Historic District  
St. Louis County, MO

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## Narrative Description (continued)

Located directly behind the house and connected to the tank in the house attic for distribution throughout the house is the small 10 x 10 foot, gabled shed building that houses the pump for the water well. It is a frame structure with vertical board siding, which appears original. Originally there was a force pump in the basement of the house, but only the concrete pad remains. The current owners believe the shed was built with the installation of the electric pump for the water system, when the well was dug around 1910, because of the dating in the concrete base. This water system is still intact and in use.<sup>6</sup>

The large, two story, end gabled barn has weatherboard siding and retains the original hayloft door in the gable end facing Henry Avenue. This barn is more deeply recessed in the lot than the garage. The barn doors in the gable end wall facing Henry Avenue have been modified and converted into overhead doors in recent years, but a large swinging, wooden barn door for the doorway on the rear end of the south elevation is still intact.

### 228 Henry Avenue:

**House;** 1978, architect and contractor unknown. (Noncontributing)

This two-story, Neo-Traditional, frame house has a cross-gabled roof with a secondary gabled bay above the full width front porch. The porch rests on large square columns that extend to the concrete slab floor at ground level. Attached on the south end is a two-car, side gabled garage. The first floor façade is brick veneer while the upper level is clapboard. Although obviously built after the period of significance for the historic district, the use of a large porch and the overall massing of the house blends well with the historic district. Prior to the construction of this house, this was open farmland.

### 230 Henry Avenue:

**Bob Baker House;** 1946 ca.; architect and contractor unknown. (Contributing)

**Garage;** 1946 ca.; architect and contractor unknown. (Contributing)

This 1.5 story, brick veneer, Cape Cod style house, has the characteristic central doorway with a simple concrete slab entry stoop flanked by paired windows on each side. There is an end wall, brick chimney on the south end, as well as small, side gabled, frame, one story wing at the back of the south side of the house.

The two-car, detached, end gabled, frame garage was probably built at the same time as the house. It has been re-sided recently.

### 310 Henry Avenue:

**Mathias A. and Agnes Kempf House;** 1898; architect and contractor unknown. (Noncontributing)

**Kempf Barn;** post 1898; architect and contractor unknown. (Contributing)

This was originally a 1.5 story, Queen Anne cottage but it was recently (since the 1983 survey) drastically altered, adding a full second story. The renovation included replicating many Queen Anne features, including the fishscale shingles in the gable ends, the clapboards and corner boards of the original design, and a spindlework front porch, but the house no longer retains its historic appearance. While it blends well with the historic homes and character of the neighborhood, it has lost its historic integrity and can no longer be considered a contributing building in the historic district.



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Henry Avenue Historic District  
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## Narrative Description (continued)

The side gabled, wood clad, two-story barn with a metal roof has board and batten siding and a native stone foundation. The barn retains its original hayloft door opening as well as other doorways, but not the doors. Attached on the back side, at the south end, is a one story, asymmetrically gabled wing with clapboard siding and 6 x 6 wood sashed windows. This back wing appears to be slightly newer since it has a different wall treatment, but it is also very old.

### 314 Henry Avenue:

**John Woerther House;** 1915-1916; architect and builder unknown. (Contributing)

**Garage;** date unknown; architect and builder unknown. (Noncontributing)

This 1.5 story vernacular design house is a Hall-and-Parlor design that is characterized as a simple, side-gabled house that is basically two rooms wide and one room deep with a one story, shed roof extension across the back (east side) of the house. The house has a shallow rock foundation and retains its original clapboard siding with small cornerboards, its simple double-hung, wood sashed windows with simple wood facings and its off-center entry door. It has a wood paneled door with a shallow concrete stoop. Above the door is a small, pent roof supported by what were probably originally Craftsman era knee braces that have since been encased. It is a good example of the Hall-and-Parlor vernacular designs that once were common in rural Missouri.

The one car, end gabled, detached, garage with a window to the west of the overhead garage door, appears to be of a more recent design since it has a shallower pitched roof and wider eaves (more typically associated with 1960s ranch house garages). It also has wider siding than is typically found on early garages. Without more documentation, this garage cannot be considered a contributing building in the historic district.

### 320 Henry Avenue:

**John and Rosina Schaberg House;** 1880s ca.; 1910-1911 addition; architect and contractor unknown. (Contributing)

**Garage;** date unknown; architect and contractor unknown. (Noncontributing)

**Outbuilding;** date unknown; architect and contractor unknown. (Contributing)

This was originally a 1.5 story, brick, side gabled house with a raised stone foundation and segmental arched windows. The front, one story, frame wing with a gabled roof (projecting west toward Henry Avenue) was added in 1910 or 1911. The paired gabled dormers in the oldest section of the house have been added. There is a back porch that appears original to the house with turned support posts, scrolled cutout brackets and fretwork. The transom over the back door is now covered. Board and batten siding surrounds both the west wing as well as the gable ends, but the siding was added after a fire and the original wall treatment is not known. The porch wraps the internal sides of the L created between the two sections of the house and has a shed roof that is extended from the house roof. It is supported by square posts with wooden balustrades on top of the raised porch floor. Under part of the front porch is a brick herringbone pavement, helping indicate that this porch is not entirely original to the house, although a pre-fire photograph shows a similarly configured L-shaped porch with detailing matching the current back porch, dating the configuration to the Late Victorian era. Historic photos also show that the siding covers a window in the end of the gable and the west wing was connected through a second front door into the original house. Although the front porch has been rebuilt, dormers added, and the west wing resided, this is one of the early houses along Henry Avenue and is significant as a vernacular design is part of the folk traditions known as the massed-plan, side-gabled family of house plans popularized in the National era, noted not only for their side gabled façade, but also for their flexible interior plans that were more than 1 room deep and allowed for easy adaptation with later additions.

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## Narrative Description (continued)

The two car, detached, frame garage was obviously built quite recently on the south rear part of the property.

The small, one story, gabled outbuilding has newer wood siding that makes the building appear to be of recent vintage. Upon closer inspection it was found that the foundation is rubble stone and it has a wood plank floor and old timber framing, probably dating this building to the nineteenth century.

## Endnotes

<sup>1</sup> Esley Hamilton, "Context of Henry Avenue," Letter, Saint Louis, 23 August 2001; "Manchester," [map in] *Atlas of St. Louis County* (Saint Louis, 1909); "Manchester," [map in] Julius Pitzman, *Pitzman's New Atlas of the City and County of Saint Louis, Missouri* (n.p., 1878; reprint ed. Saint Louis: Saint Louis Genealogical Society, 1997).

<sup>2</sup> Esley Hamilton and Mary Webb, "Historic Buildings Survey: Schools Built Before 1941 in St. Louis County," St. Louis County Department of Parks and Recreation, 1991; R. Miriam Andre, *Moving Forces in the History of Old Bonhomme: The Manchester, Missouri Area* (Manchester, Mo.: C. E. Biggs and R. Miriam Andre, 1982), p. 284.

<sup>3</sup> Doug Flavin, Interview conducted by Karen Bode Baxter, Jefferson City, Missouri, 15 November 2002.

<sup>4</sup> Gary A. and Martha A. Micanek, Interview conducted by Ken Aston, Manchester, Missouri, 29 October 2001.

<sup>5</sup> Ibid.; Gary A. and Martha A. Micanek, Interview conducted by Ken Aston, Manchester, Missouri, 25 August 2001.

<sup>6</sup> Ibid.

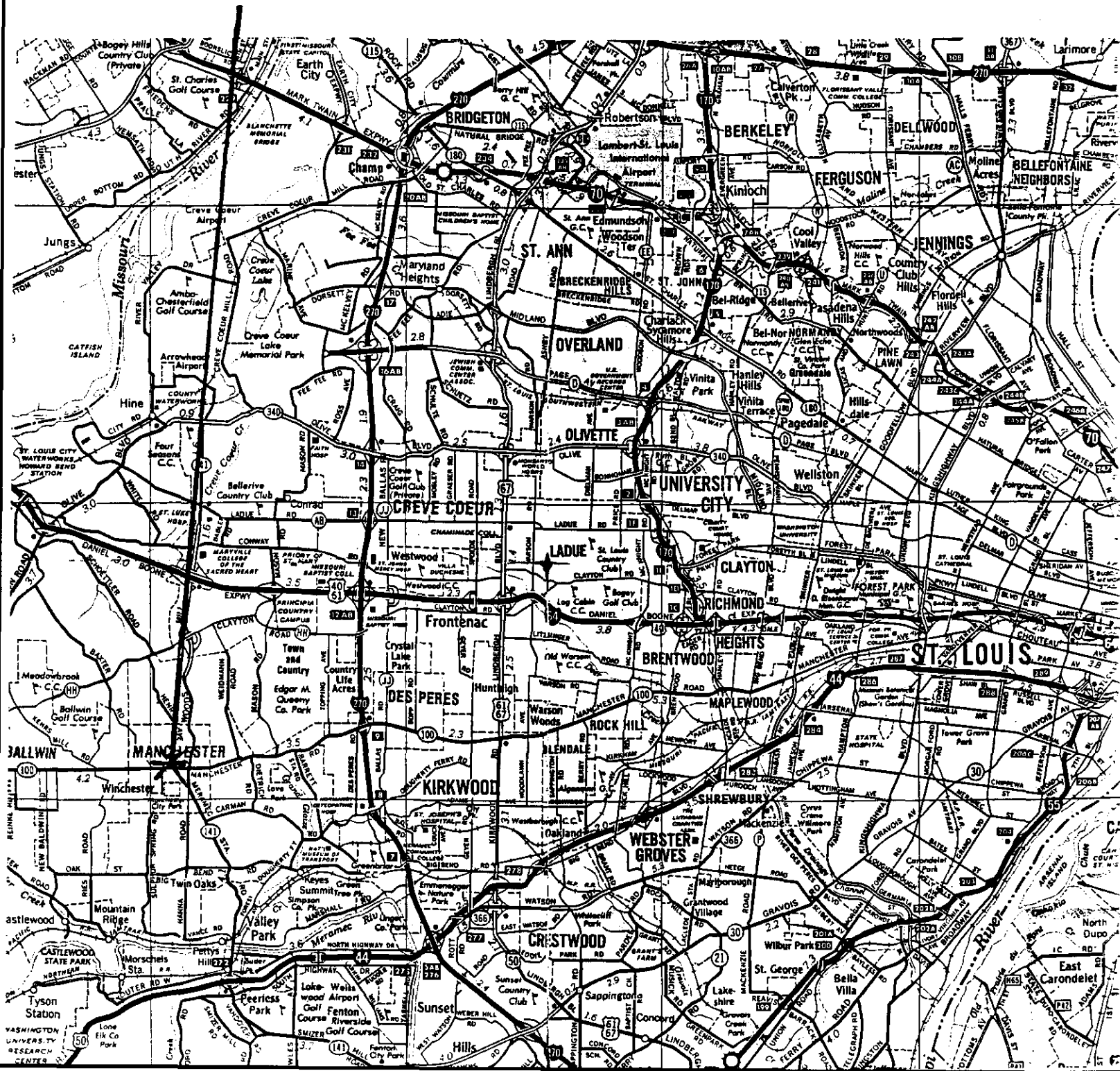
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Henry Avenue Historic District  
St. Louis County, MO

Map of Metropolitan Area of St. Louis, MO  
Locating Historic District



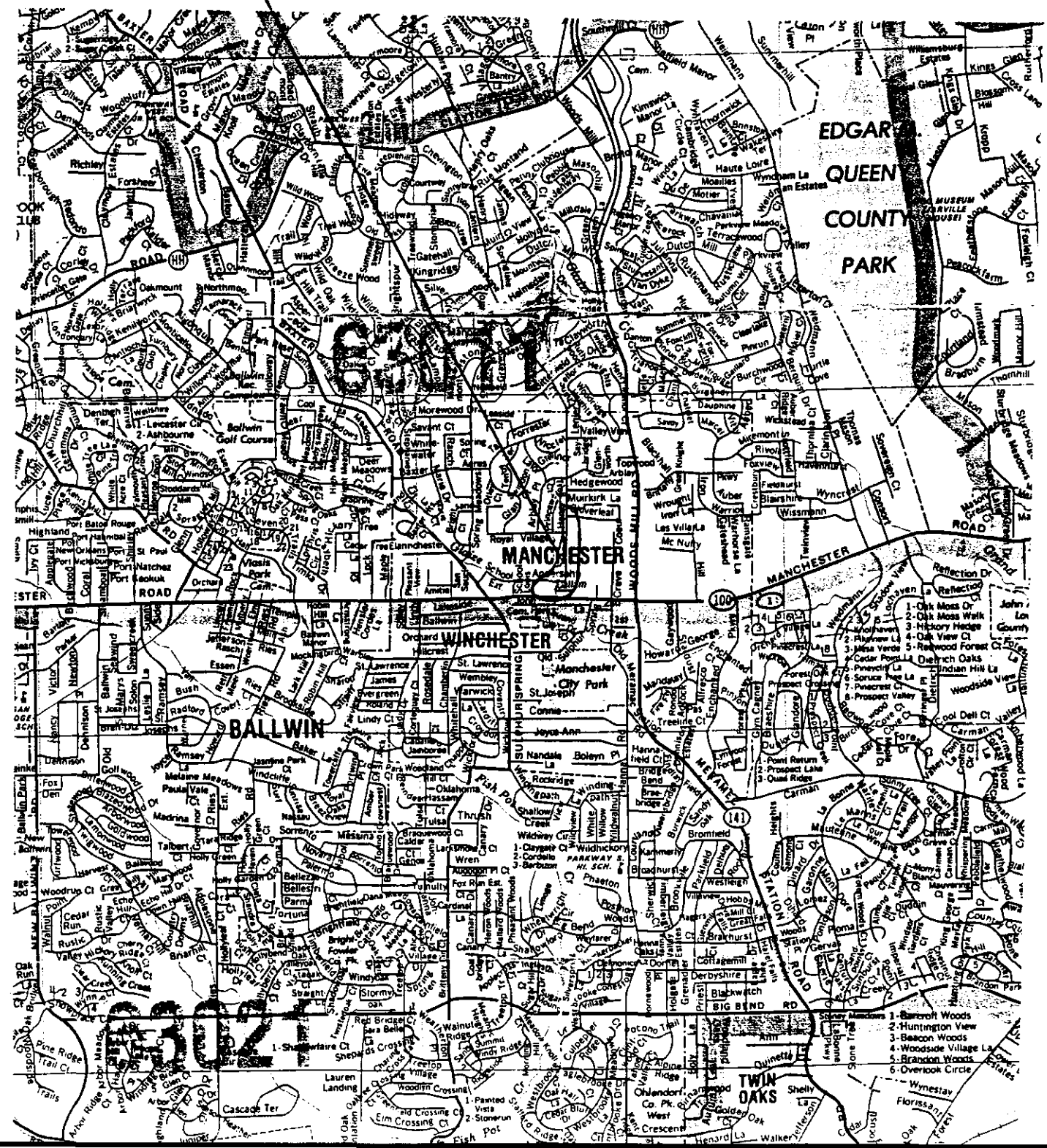
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Henry Avenue Historic District  
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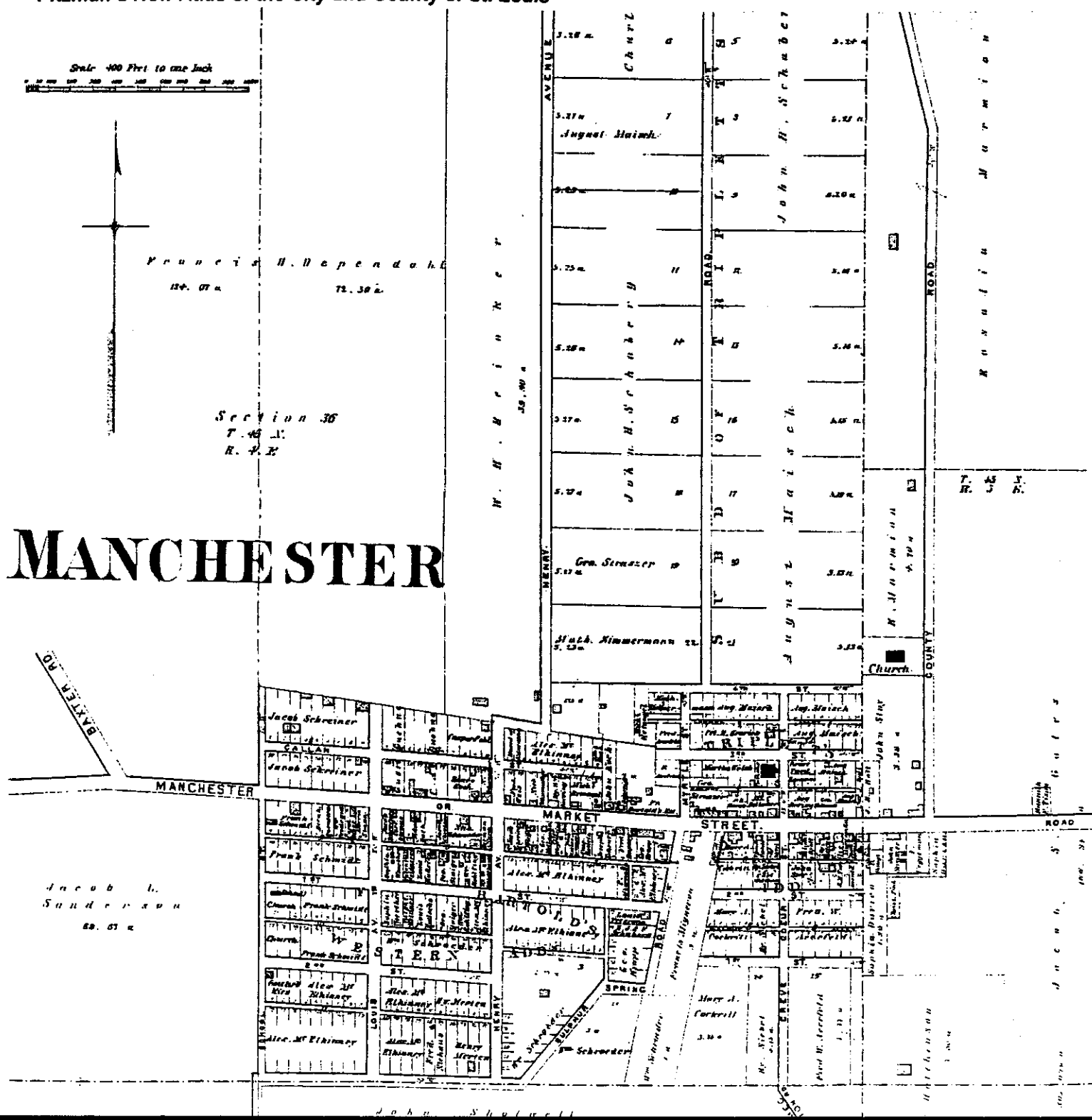
## Street Map of Manchester (St. Louis County), Missouri Locating Historic District



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**Map of Henry Avenue, 1878**  
*Pitzman's New Atlas of the City and County of St. Louis*



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Henry Avenue Historic District  
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Map of Henry Avenue, 1909  
Atlas of St. Louis County

## MANCHESTER

IN BONHOMME TWP.  
TWP 45-4 & 45-5  
Scale 300 feet to an inch





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Henry Avenue Historic District  
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Aerial Photo of Manchester, 1960  
*Courtesy of Surdex Corporation*



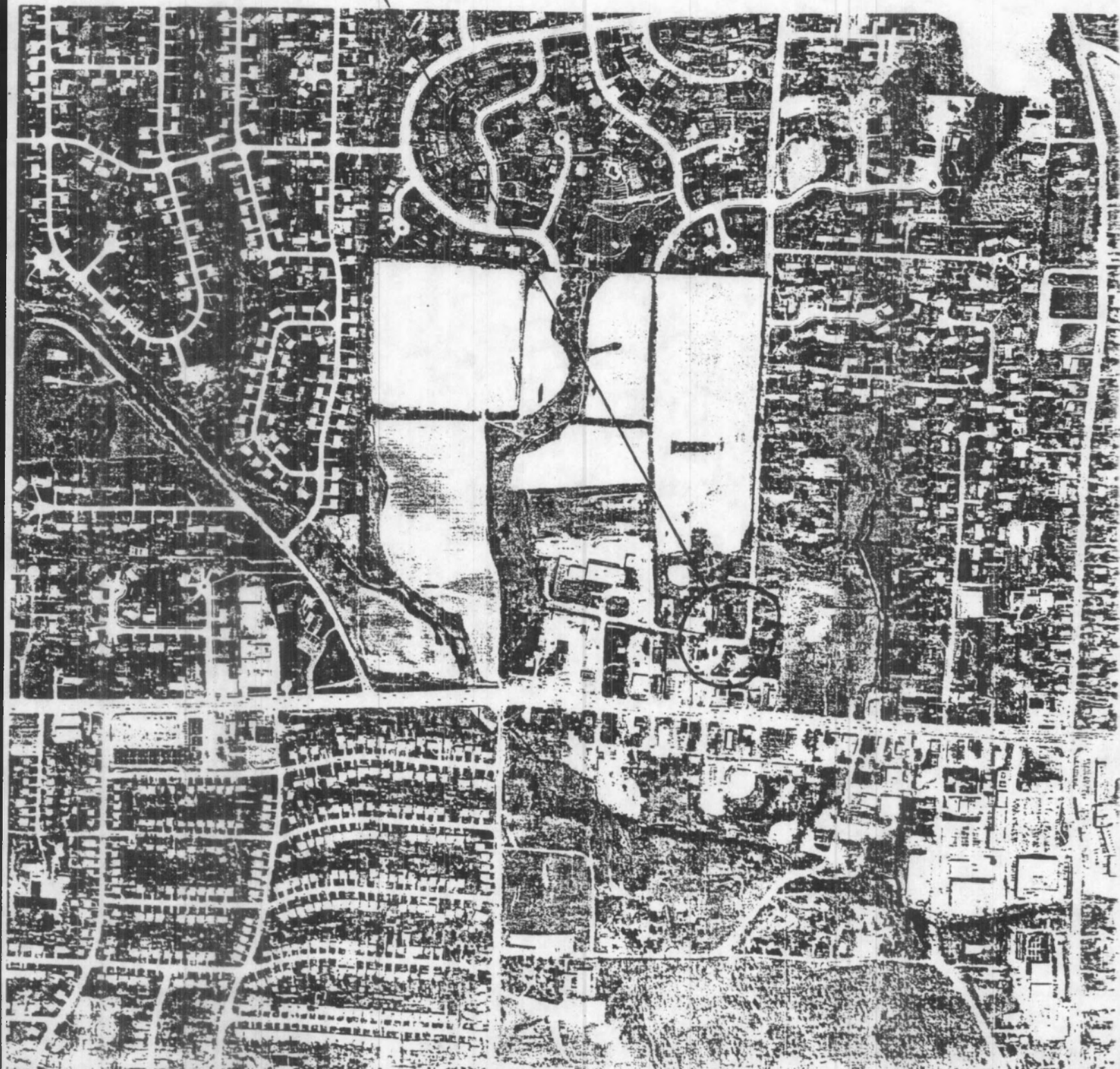
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Aerial Photo of Manchester, 1977  
*Courtesy of Surdex Corporation*





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Henry Avenue Historic District  
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Aerial Photo of Manchester, 2000  
Courtesy of Surdex Corporation



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Henry Avenue Historic District  
St. Louis County, MO

### Narrative Statement of Significance

#### SUMMARY

The Henry Avenue Historic District in Manchester, St. Louis County, Missouri is eligible for listing in the National Register under Criteria A and C in the areas of Community Planning and Development and Architecture. Under Criterion A, the district is locally significant for its association with the early development pattern of the small, farming community which developed along Manchester Road and around the unique dog-legged configuration of Henry Avenue. The buildings within the district and the Henry Avenue itself are some of the few remnants of the early development and rural nature of Manchester and are in stark contrast to the post World War II suburban development that characterizes Manchester today. While Manchester Road has been widened and most of its historic buildings lost to strip commercial development, the Henry Avenue Historic District still retains the original dog-legged road configuration associated with the early settlement patterns in the area, an anomaly today in an area noted for its winding cul-de-sacs, straight line thoroughfares and late twentieth century architecture. Under Criterion C: Architecture, the district is also locally significant because its buildings represent some of the best and only remaining examples of both the early homes and agricultural buildings (as well as the old school building) that historically characterized what was once a small, agricultural community, before the suburban sprawl of the Saint Louis metropolitan area took over the landscape of Saint Louis County after World War II. Adding to its architectural significance, the district contains at least three of the few extant examples of the work of a local master builder, Henry Seibel, who operated the largest construction business in Saint Louis County at the turn of the twentieth century. In addition, the district includes the homes of two of the most prominent, early community leaders in Manchester: Louis Dependahl and DeWitt C. Taylor, but the district is not being nominated under Criterion B at this time because of the need for further research to justify that criterion. The period of significance for the district begins in 1855 when Henry Avenue was first laid out and extends through 1946, which marked the end of the era when Manchester was still a farm community. Another significant date for this district is 1860, when the actual dogleg of Henry Avenue was created because of the extension north past the subdivided Triplett's Addition. The third significant date, 1907, designates the construction date for Manchester School, the dominant building that has defined the southern boundary and entrance for this residential area since its completion. The district focuses around the dogleg in Henry Avenue, beginning one block north of Manchester Road and extending north along Henry Avenue approximately one-quarter mile to incorporate the 100 through 300 block of the east side of Henry Avenue as well as the property at the northwest corner of the dogleg. Within the boundaries of the district are 23 buildings, including the Manchester School, ten houses, 2 barns, a pump house, a small stable, an outhouse (attached to the stable), a small tobacco barn, a large stone smokehouse, a timber-framed storage building, and five detached garages as well as the actual road (a structure) with its dogleg that continues to distinguish this area visually from surrounding suburban developments and to denote its agrarian roots dating back 140 years.

#### HISTORY OF MANCHESTER

The City of Manchester, although incorporated only in 1950, is perhaps the oldest community in St. Louis County other than the two towns established by the Spanish in colonial times: Florissant (originally St. Ferdinand) and Bridgeton (Marais des Liards). Unlike those towns, however, Manchester was not originally a planned community but an informal gathering of people attracted by the location.<sup>1</sup> Springs along the Grand Glaize Creek provided a good source of water, and the old road was a good route to the markets of St. Louis, becoming in fact an extension of that city's Market Street.<sup>2</sup>

The names of the earliest settlers have been lost in time, in part because most of them never filed legal claims to the land. The Saint Louis Regional Commerce and Growth Association now utilizes 1795 to mark the beginning of the community, based upon a Frenchman named Migneron who made flintlock rifles at the site of what later became Manchester and who may have been its first settler.<sup>3</sup> Among these early settlers, legend tells of Bryson O'Hara, who is said to have built a cabin beside the spring, and Jesse Hoard, after whom some later said the town was originally called Hoardstown. Englishman William Triplett, a blacksmith, seems to have been the first to actually file claim to part of the town's land in

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Henry Avenue Historic District  
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### Narrative Statement of Significance (continued)

1839. When he subdivided part of it into streets and lots in 1850, he recognized the town's earlier existence by naming his plat "Triplett's Addition to Manchester." Tavern owner Frederick Bartold platted "Bartold's Western Addition to Manchester" in 1855. In the 1840s and 1850s, German immigrants settled in the vicinity and were responsible for a number of the early buildings, businesses, and residences, especially those with more substantially built.<sup>4</sup>

The town's institutions reflect the same uncertainty about their origins. The Manchester Methodist Church (now United Methodist), for example, celebrated its centennial in 1937, based on a letter written by a circuit preacher to his wife that he had preached in Manchester in 1837, but the congregation was probably in existence at least a decade before that.<sup>5</sup>

The railroads that appeared in St. Louis County created many new communities along their routes. However, they bypassed Manchester, which inhibited the town's growth. Nevertheless, the town did continue to grow, and by the turn of the century it was by far the largest of what might be called the rural crossroads communities in the county, complete with hotels, churches, a grain elevator, and a theater (the Lyceum which is now the City Hall and listed in the National Register of Historic Places).<sup>6</sup>

Manchester Road, known initially as La Rue Bonhomme, the main road connecting Manchester with Saint Louis had originally been little more than an Indian trail that was later used by fur traders and then white settlers who refreshed themselves at the mineral spring. Early settlers in the area began taking their farm produce east along the road, connecting with Market Street and to markets in St. Louis. Manchester Road was given official status by the state legislature in 1835 when they ordered it laid out as the first official state road in Saint Louis County by which time it already connected Saint Louis to the state capital in Jefferson City. In fact, based earlier accounts, a version of the road had been in use since the beginning of the nineteenth century. Historically, Manchester Road has connected the small farm community with Saint Louis and, later, with Jefferson City when it became State Highway 100. It still serves as the city's major commercial street today,<sup>7</sup> but is now noteworthy mostly as a multilane thoroughfare lined with late twentieth century strip commercial businesses, although it also contains a few remnants of the old business district from the historic farm settlement.

Manchester remained a small farm community well into the twentieth century. Besides the small commercial buildings interspersing residences along the six blocks of Manchester Road between School Street and what is now Woods Mill Road, many of which had been built prior to 1880 (see Pitzman's 1978 map included in Section 7, p. 13), the town consisted of only a few scattered houses and small farms to the north and south of this main artery. By 1909 (see 1909 map included in Section 7, p. 14), little had changed, although a few new homes had been built north in what is now the Henry Avenue Historic District.<sup>8</sup> It was not until after World War II that the suburban reached western Saint Louis County and Manchester, nearly twenty miles west of the city of Saint Louis. In the mid-1950s, A. Sydney Johnson developed one of Manchester's first subdivisions, Mandalay (south and east of Woods Mill Road) with its characteristic ranch houses. It was only when the community needed to invest in its infrastructure and services that it incorporated in 1950.<sup>9</sup> From a population of 306 in 1880, the town had only grown to 2,021 by 1960. In the next three decades, the population tripled and by the year 2000 it had leaped to 19,161.<sup>10</sup> Aerial photographs taken in 1960, 1977 and 2000 (see Section 7, pp. 15-17) graphically show the transformation of the once rural farm community into a modern suburb.<sup>11</sup>

With this transformation, few of the visual reminders of Manchester's rural past remain. Most farmhouses and farm buildings were destroyed as subdivisions were developed. The increased traffic along Manchester Road necessitated the widening of the road and most of the old commercial buildings and residences that had lined that avenue were demolished in the process, with the exception of the Lyceum, which was moved back from the road and is now in use as the city hall. Even Woods Mill Road, that also serves as a major north/south artery connecting Manchester with communities to the north and south has been straightened, widened, and is now being converted into a controlled access highway, further eroding the remaining historic building stock and landscape of the community. With the exception of the nominated stretch of Henry Avenue, little physically remains of the origins of Manchester.

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Henry Avenue Historic District  
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### Narrative Statement of Significance (continued)

#### HISTORICAL DEVELOPMENT ALONG HENRY AVENUE

Henry Avenue was one of two links from Manchester northward to Clayton Road, the other being Woods Mill Road, now Missouri Route 141. Henry Avenue's origins go back to 1855, when Frederick Bartold named one of the streets in his new Western Addition after his brother Henry Bartold, who managed a celebrated roadhouse in what is now Maplewood called Bartold's Grove. Five years later, following the death of William Triplett, part of his farm north of town was subdivided, and the west edge of it was also made a public right-of-way as an extension of Henry Avenue. Although the two sections of road did not align, they were connected by a short east-west link along the north line of Bartold's Western Addition, creating the two right-angle turns we see today (see historic maps in Section 7).<sup>12</sup> Although the roadbed was originally just dirt, over the years it has been improved with asphalt paving, but it still retains the physical and visual integrity (and has not been widened) that has endured the suburbanization of the area and the pressures for straighter and faster roadways. In fact, its very configuration has helped preserve the semi-rural nature of the residential district by slowing traffic.

The first properties to be developed along this stretch of Henry Avenue were farmsteads, including some that probably pre-date the Civil War. W. H. Brinker farm ran along the west side of Henry Avenue and consisted of approximately 40 acres,<sup>13</sup> apparently including a small frame house (non-extant) that was utilized until the mid-twentieth century by subsequent owners of the property. Brinker sold his farm to Henry Kruse in 1885, who in turn sold out to Franz Dependahl, who already owned the surrounding land. Francis (or Franz) H. Dependahl had come to Saint Louis in 1842 and later moved to the county, owning a substantial farm in the Manchester area and becoming one of the most prominent people in Saint Louis county in the late nineteenth century. In 1904, Franz Dependahl split his extensive holdings between his sons, Louis Dependahl and Frank D. Dependahl, Jr., with the portion that is within the boundaries of the historic district belonging to Louis Dependahl. Louis Dependahl combined holdings included the old Brinker farm and the land he inherited from his father (adjacent to the west), 206 acres along the west side of Henry Avenue.<sup>14</sup> The Louis Dependahl farm would remain in the family until 1946 and it was not until the late 1970s that the northern section was sold for residential development. The house (211 Henry) built for Louis Dependahl in 1910, at the southern end of his farm, at the head of the dogleg, placed this property in one of the most prominent positions in the historic district, clearly visible uphill from the intersection of Henry Avenue and Manchester Road where it has served as a constant reminder that the boundaries of this farm were actually responsible for the creation of this dogleg.

While the west side of Henry Avenue remained farmland until the 1970s with only the Dependahl house and farm structures at its southern end, the east side of Henry Avenue had been subdivided in 1860 as William Triplett's Addition to the city of Manchester, creating a series of smaller farmsteads fronting on Henry Avenue.<sup>15</sup> Around 1863, Mathias Zimmerman built his vernacular, Hall-and-Parlor house (218 Henry) at the southern end of the eastern dogleg.<sup>16</sup> Completed at a time that the next closest home was probably the old Brinker (later Dependahl) house (that is non-extant on the property of 211 Henry) across Henry Avenue or William Bacon's 1840 era log cabin which still survives today about a mile north on Henry Avenue (outside of the city of Manchester and outside the proposed historic district).<sup>17</sup> The area developed slowly and no other permanent houses had been built on the small farms platted in William Triplett's subdivision by the late 1870s,<sup>18</sup> although it is possible that some of these farmsteads either had log cabins or the owners lived in the settlement of Manchester.<sup>19</sup> By the 1890s, four additional houses had been built along the east side of Henry Avenue (at 210, 226, 310, and 320 Henry), extending to the northern end of the historic district's boundaries. These houses were spaced usually anywhere from 150 to 400 feet apart, although the spacing was closer near Manchester Road and the community's small business district. Beyond the historic district's northern boundary, the area was still undeveloped by the 1890s, and the next residence, Charles Kopp's, was nearly a third of a mile north.<sup>20</sup>

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Henry Avenue Historic District

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### Narrative Statement of Significance (continued)

In the early twentieth century, the community of Manchester grew into a well-established small town and the character of Henry Avenue also continued to evolve, becoming more of a residential area rather than just a series of small farmsteads, with the school finished in 1907, the Dependahl House completed in 1910 and two new homes on the east side of Henry (220 and 314 Henry) built by 1920. One more home (230 Henry) was added by 1946, along with three garages, another indication of the changing nature of the district. One large plot was never developed into residential lots, between 220 and 226 Henry Avenue in the midst of the historic district, and today is utilized as a city park. In the last half century, most of the outbuildings originally associated with agricultural enterprises have either fallen into disuse or been adapted to new residential purposes, such as automobile garages or storage areas.

### EVALUATION OF THE DISTRICT'S HISTORICAL SIGNIFICANCE

Most of the homes along this section of Henry Avenue still retain the more rural spacing that distinguishes this historic neighborhood from the surrounding suburban development that began in Manchester in the mid-1950s.<sup>21</sup> To the north and west of Henry Avenue, there are now extensive subdivisions with densely developed housing, noted for their meandering streets and cul-de-sacs. The actual layout (including the dogleg and otherwise straight north/south configuration) of Henry Avenue is one of the last vestiges of the historic street patterns of the city of Manchester. Even Manchester Road has been widened considerably in the twentieth century because of its use as a state highway and the ensuing commercial development along the highway. Other major streets in the old community of Manchester have been re-routed, straightened, or abandoned as part of later developments. Woods Mills Road, the other historic north-south road in Manchester, is currently being made into a controlled access road and, in some areas, slightly relocated from its historic location.

The Henry Avenue Historic District is closely tied with the early development of what was originally the small, farming community nearly twenty miles west of Saint Louis. Historically, this district constituted a major portion of this tiny community and contained the homes of several of its early settlers and community leaders, men like Louis Dependahl (who owned one of the largest and oldest farms in the community), DeWitt Taylor (who was a prominent lawyer, local political leader, and the founder and president of the only local bank), and Mathias Zimmerman (who had built a home in the district and had a farm in the district by 1863). Since Henry Avenue was actually laid out in 1855 and the dogleg created in 1860, the actual configuration of the road is closely associated with the settlement patterns in the small hamlet which was just beginning to become more than a collection of log cabins at that time with the arrival of the German immigrants who settled in the vicinity (including several of the families along Henry Avenue). As one of the few remaining early streets in Manchester to retain its original configuration, including the unusual dogleg near the base of the district, Henry Avenue provides physical evidence of the early settlement patterns in the area, at a time when roads were laid out between farms and extended as the community grew, not in straight lines for high speed traffic nor in winding cul-de-sacs for residential subdivisions, the pattern that is now clearly evident in maps and aerial photographs of the area which is in the midst of the suburban sprawl spanning west from the city of Saint Louis.

### EVALUATION OF DISTRICT'S ARCHITECTURAL SIGNIFICANCE

Except for Manchester School, and Henry Avenue itself, most of the resources in the historic district are residential properties, several of which still contain vestiges of their original uses as small farms. The vast majority of the buildings are over 100 years old, although the period of significance of the district begins with 1855 (when the south part of Henry Avenue was laid out) and ends in 1946. The oldest known building is the Mathias Zimmerman House, finished in 1863, and, after 1946, only 1 house and 2 detached garages were built in the district. In fact, all but 2 of the 11 primary buildings



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Henry Avenue Historic District  
St. Louis County, MO

### Narrative Statement of Significance (continued)

were built by 1920. There are only 4 noncontributing buildings in the district, 2 of which are secondary structures, detached garages, and 2 houses, one built in 1978 and the other being an 1898 Queen Anne cottage that has a full second story addition. Because of their scale, setting, and use of similar materials, these buildings blend well with the historic character of the neighborhood.

Its houses represent some of the only remaining examples of the early homes in Manchester, including three of the best remaining examples of the Queen Anne style and three early vernacular designs identified as part of the Folk National tradition (one built as early as 1863). The houses along Henry Avenue are, in fact, some of the only remaining examples of the early homes built in Manchester, spanning from 1863 through 1946, the period beginning with some of the earliest permanent buildings (as opposed to shacks and log cabins) to the end of the era when Manchester was still a farm community, isolated from the suburban sprawl and subdivision development that took over the landscape of all of Saint Louis County, in Manchester starting in the early 1950s. In fact, it is the best cluster of such historic homes in Manchester.

The area remains primarily rural in nature, with the properties still widely spaced and many of the properties today still contain buildings that are the remnants of this early agricultural base to the district. In addition, the district provides an interesting contrast between the large, working farm operated by the Dependahl family on the west side of the road and the small, subsistence farms on the east side, that were primarily owned by businessmen for whom agriculture was just one of their livelihoods. Besides retaining a number of the historic farmhouses, including the imposing Louis Dependahl House, the historic district contains some of the last remaining farm structures in Saint Louis County and the only known farm structures remaining in Manchester. Today, it is a rare sight to find an outhouse, barn, stable, smokehouse, or well house, and this district has examples of all of these agricultural outbuildings. Throughout Missouri, these buildings are becoming increasingly rare, yet this district has twelve such buildings in all, features that have all but vanished from the landscape of Saint Louis County in recent years as the pressures for more subdivision development have destroyed most former farm properties.

The Henry Avenue Historic District also contains at least three of the few extant examples of the work of local contractor, Henry Seibel (the houses at 210 and 211 Henry as well as Manchester School), who owned the largest construction business in Saint Louis County at the turn of the twentieth century. Henry Seibel became one of Manchester's most prominent and prosperous citizens, having emigrated from Germany in 1856 when he was 16. In Wisconsin he had learned the carpentry and building trade before enlisting in the service of the Union Army. After the Civil War, he worked as a carpenter along the riverfront in Saint Louis before coming to Manchester to establish his business in 1868. This enterprise developed into the largest and most successful contracting business in Saint Louis County. Although the name of his business changed over the years (variously known as Seibel Construction Company, Henry Seibel Contracting Company, and later Henry Seibel and Sons) his business apparently far surpassed his competitors, building more houses than any other two companies in the state. With the assistance of four of his sons and ten other carpenters, they were responsible for many of Manchester's early homes and businesses. Their planing mill, managed by his son, Adam W. Seibel, produced all of the millwork, doors, window sashes, and stair work used by the concern in their construction projects. They not only provided the carpentry materials and built the houses, they also provided the plans and specifications for many of their projects, apparently undertaking many of the design decisions since Seibel homes are known to have several distinctive features, including a fixed window at the base of the stairway in the foyer. Although the heyday for the business, and construction in early Manchester as well, was in the first decade of the twentieth century, Henry Seibel continued to supervise the business until his death in 1935.<sup>22</sup> Since only one other known example of his work still standing elsewhere in Manchester (and it is currently threatened with demolition) and since the district also includes the only known, extant example of his non-residential design, the Manchester School, and with all three Seibel buildings clustered at the southern end of the district, the historic district is especially significant for its association with this master craftsman.

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### Narrative Statement of Significance (continued)

#### CURRENT CONDITIONS IN THE DISTRICT

Of the 24 total resources in the district, only 4 were identified as noncontributing (one 1978 house and an old, one story house with a second floor addition, as well as 2 post 1950 garages). Most of the houses generally retain a high degree of historic integrity, with one home actually having restored its historic integrity (the Dependahl House) by the recent removal of the asbestos tile siding (as the first part of an historic rehabilitation project utilizing both state and federal historic tax credits). Given the age of most of the buildings, houses and even outbuildings, are in surprising good repair. However, the district's very visual and physical integrity was threatened by recent plans proposed by the Saint Louis County road department to remove the dogleg in Henry Avenue and to allow a curb cut for a new access road between 210 and 218 Henry for an entry into a shopping center fronting on Manchester Road. Not only would this drastically increase the volume of traffic in this quiet, semi-rural, residential neighborhood, but it would also disrupt the historic integrity of the district by changing its most significant feature and resource, the configuration of Henry Avenue itself. Although preparations had already started to prepare this district nomination when this proposal came to light, it has added a new sense of urgency by property owners in the district and concerned citizens throughout Manchester and Saint Louis County. The official endorsement of the district's historic significance by the Missouri Advisory Council on Historic Preservation when the draft of this nomination was presented in November 2001 helped compel city and county officials of the need to preserve the historic integrity of the Henry Avenue Historic District as one of the last reminders of the early history of what was once a small farm community and one of the oldest settlements in Saint Louis County.

### APPENDIX

In this narrative statement of significance, buildings are referenced by their address, as well as the identifying reference utilized for the listing in the Appendix, which lists the known historical information as well as comments on the significance for each building in the district. The narrative statement of significance does not include footnotes for information referenced for a specific property, but only lists additional sources of information, not clearly identified with a specific address since information on specific resources is cited by address with the listing in the following Appendix. The notes on history and significance were based upon the assessment of the Missouri Historic Inventory forms that have been prepared for the properties within the district. The historical data and evaluation of these resources was initially completed in a 1983 historic resource survey and inventory prepared by Esley Hamilton and V-J Bass for the St. Louis County Department of Parks and Recreation.<sup>23</sup> Hamilton is currently the historian for St. Louis County and, during the summer of 2001, he supervised a revision of the survey by Joseph Bartels, which included the preparation of several additional Missouri Historic Inventory forms for properties not included in the 1983 survey.<sup>24</sup> The historical data contained on these inventory forms, and summarized below, was derived primarily from: building permits, city directories, published histories of Saint Louis County, interviews with long time residents and property owners, gazetteers, maps, probate records, and well as various records of the Saint Louis County, most notably the assessor and deed records. These inventory forms are on file with the Saint Louis County Department of Parks and Recreation in Clayton as well as the Missouri Cultural Resource Inventory within the Missouri Historic Preservation Program in the Department of Natural Resources in Jefferson City. Kenneth Aston Jr. and Karen Bode Baxter conducted interviews with current owners to gather additional historic information and information on the historic features of the buildings.<sup>25</sup> Based on the collation and assessment of this information, as well as other specific research, each property is listed below by address, which is keyed to the base map of the district and in the same order as the Individual Site Descriptions in Section 7. The information noted above is not individually footnoted since it would be repetitious for each property, but any additional sources of information about a specific resource is footnoted.

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### *Narrative Statement of Significance (Appendix continued)*

#### 100-300 Block of Henry Avenue:

##### **Henry Avenue; 1855, 1860. (Contributing)**

Henry Avenue was one of the two links from Manchester to Clayton Road, the other being Woods Mill Road. Henry Avenue dates from as early as 1855 when Frederick Bartold named one of the streets in his new Western Addition after his brother Henry Bartold. Five years later, following the death of William Triplett, part of his farm north of town was subdivided and the west edge of Triplett's Subdivision was made into a public right-of-way. Although the two sections of road did not align, they were connected by a short east-west link along the north line of Bartold's Western Addition, at the southeast corner of the Louis Dependahl farmstead, creating the dogleg we see today.<sup>26</sup> Its very configuration has helped preserve the semi-rural nature of the Henry Avenue Historic District by forcing traffic to slow down or use alternative routes.

#### 120 Henry Avenue:

##### **Manchester School; 1907; H. E. Peipers, architect; Henry Seibel and Sons, contractors. (Contributing)**

While there are a few surviving one-room schools and one surviving nineteenth century, multi-room, brick school building in Saint Louis County, the Romanesque Revival style, Manchester School is the best preserved and least altered example of the few remaining, early twentieth century schools in the county.<sup>27</sup> Situated at the entry to Henry Avenue, at the dogleg, and just north of Manchester Road, this is both a prominent and key building in the district. In addition, it is one of the few remaining examples of the work of Seibel and Sons, the largest contractors in St. Louis County (and located in Manchester) in the late nineteenth and early twentieth centuries and the only extant example of their masonry building designs.

#### 210 Henry Avenue:

##### **William and Caroline Sauer House; 1899; Henry Seibel and Sons, contractors. (Contributing)**

##### **Tobacco Barn and Outhouse; date unknown; architect and contractor not known. (Contributing)**

The original owner of this Queen Anne house, William Sauer, was a cigarmaker and his wife, Caroline, was the daughter of William Schroeder, who starting making cigars in Manchester in 1868. The Sauers lived in the house until they sold it in 1921. The home is significant primarily under Criterion C as one of the few remaining examples of the homes built by the local contractor, Henry Seibel and Sons, who at the turn of the century was the largest contractor in Saint Louis County. It is also significant as one of the best extant examples of the spindlework subtype of the Queen Anne style in Manchester, retaining most of its original decorative details, but it is also noteworthy as the home of one of the early business families.

This one story tobacco barn with its attached outhouse is a significant building, partly because of the outhouse, but also as a good example of the early twentieth century outbuildings typically found with residential properties in this quasi-rural setting. The interior of the building retains evidence of its use as a tobacco barn,<sup>28</sup> the livelihood of the original owner, William Sauer, who made cigars in Manchester in the early twentieth century. Since Siebel built the house and this building was used as Sauer's tobacco barn, it is possible that the barn was also built for Siebel, although this has not been documented.



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### Narrative Statement of Significance (Appendix continued)

#### 211 Henry Avenue:

**Louis H. and Louisa Dependahl House;** 1910; Henry Seibel and Sons, contractors. (Contributing)

**Smokehouse and Well House;** pre-1909; builder unknown. (Contributing)

Franz H. Dependahl owned substantial land in the Manchester area and left the eastern portion of his farmstead, more than 300 acres, to his son Louis H. when he died in 1906. At that time, the farm extended north all the way up what is now the west side of Henry Road and west past Baxter Road. Louis Dependahl, as the largest farm owner in Manchester, built a new home northwest of the old farmhouse, completing it in 1910 and sold the house and farm in 1948 (after the death of his wife in 1946) to Francis Willi. He in turn sold the property four years later to Robert L. Manche, who divided the land into several parcels. This house is especially significant for its prominent position at the head of the dogleg on Henry Avenue and the Dependahl farm is actually responsible for the dogleg in the road, since country roads followed property lines. In addition, Louis and Louisa Dependahl were community leaders, often entertaining Manchester's leading citizens in their home.<sup>29</sup> In addition, the house is significant architecturally (now that the asbestos siding has been removed), as one of the best examples of the Free Classic subtype of Queen Anne houses in Manchester and as one of the few remaining examples of the work of Henry Seibel and Sons, who may have actually been responsible for not only the construction but the design of the house.

The older Dependahl House was situated near the south edge of the current property (west of the driveway and southwest of the current house), but it was demolished sometime after 1948. This one story, gabled roof, wood clad house (with its primary porch facing north) probably dated from the 1860s. It had four rooms, and an interior staircase that led to a "walkup attic." It continued to be used by the Dependahl family even after Louis built the new house in 1910. At that point, his sons and the farm hands used it for their quarters as well as the location of the considerable butchering and sausage making operations for the farm. After the construction of the new house in 1910, the sons continued sleeping in the old house, along with the farmhands, and they were not allowed to bathe in the new house's built-in bathtub since it was relegated to the use of the women of the family. There is some evidence of the foundation stones still visible in the front yard,<sup>30</sup> but no archaeological testing was completed, but it is noted here since that portion of the farmstead may have archaeological potential.

The rock-faced limestone smokehouse and well house still contains the wire loops around the wood beams that held the sausages during smoking. This is a rare, extant, example of an early farm structure in Saint Louis County and even rarer since it is a smokehouse as well as the well house for the farm. The building is not only significant under Criterion A as part of the development of Henry Avenue as a rural community but it is especially significant under Criterion C as an uncommon agricultural building form for which there are too few extant examples left in Missouri and as the only known example in Manchester and Saint Louis County.

#### 218 Henry Avenue:

**Mathias Zimmerman House;** 1863 ca.; architect and contractor unknown. (Contributing)

**Stable;** date unknown; architect and contractor unknown. (Contributing)

This Hall-and-Parlor brick house is a vernacular design now known as representative of the National stylistic tradition. It is one of the properties that originally made up William Triplett's estate that was sold to Mathias Zimmerman in 1863 for \$413, which helps date the construction of the house since he sold it for considerably more (\$1400) in 1882 to Edward Riehl. As is typical of many older homes, this house has been modified over the years, but the porch addition is actually

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## Narrative Statement of Significance (Appendix continued)

part of the architectural significance of the house since it is both reflective of these incremental changes to vernacular designs and part of the visual character of the house during the historic district's development. As the oldest extant house in this area, this house is a significant component in the historic district, built at a time when the next closest home was probably the old Dependahl House (non-extant, see 211 Henry above) or William Bacon's 1840 era log cabin further up Henry Avenue (and outside the proposed district's boundaries) which now serves as a local history museum. It is also significant as one of the oldest brick buildings still standing in Manchester today.

The one story stable is a rare example of the small, residential-sized stables often grandiosely known as carriage houses. Although it cannot be precisely dated, its physical features date it as a late nineteenth or early twentieth century stable. As one of the few remaining examples of the quasi-rural and early outbuildings associated with the early residential development of Henry Avenue and Manchester, this building is especially important.

### 220 Henry Avenue:

**George and Annie Weidmann House;** 1920 ca.; probably built by George Weidmann. (Contributing)

**Garage;** pre-1950; probably built by George Weidmann. (Contributing)

George Weidmann bought this lot in 1894 along with the property and house at 218 Henry, where he took up residence initially. He was a carpenter and probably built this house himself sometime after his father Henry Weidmann died in 1916, and his widow retained ownership of the house until her death in 1966. The home is one of the last houses built along this stretch of Henry Avenue prior to the suburbanization of Manchester that began after World War II. While it is possible that the home was built as early as 1920, based upon courthouse records, more likely it was built (or remodeled) in the mid 1930s because of its distinctively modern design (and a foundation that shows no sign of additions). The house is a good example of the Minimal Traditional style that became popular in suburban designs when the area began recovering from the Great Depression and continued in popularity after World War II, a transitional, vernacular style that reflects the influence of both the asymmetry and massing of Tudor Revival designs as well as the lower profile and horizontal appearance of later Ranch style houses. As such, this is a significant building in the district.

This end gabled, detached garage was probably built about the same time as the home. The styling, proportions, and placement of this garage are typical of those built between 1920 and 1950 as automobiles began to play a more important role in the lives of Manchester's citizens. This garage is an important resource in the district because its massing and scale relate closely to the house's design, and because it is a good example of one the early garages (rather than a converted stable).

### 226 Henry Avenue:

**DeWitt Clinton and Lillie B. Taylor House;** 1895; architect unknown; Henry Seibel and Sons possibly the contractor. (Contributing)

**Pump House;** 1910ca.; architect and contractor unknown. (Contributing)

**Garage;** 1930; architect and builder unknown. (Contributing)

**Taylor Barn;** built between 1895 and 1923; architect and builder unknown. (Contributing)

DeWitt Clinton Taylor (grandson of president Zachary Taylor) and his second wife, Lillie, bought the property in 1895 from August Meisch, a local physician, to build their home. Taylor was one of the most prominent people in Manchester in the

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### Narrative Statement of Significance (Appendix continued)

late nineteenth century as both one of the most prominent lawyers in Saint Louis County and later when he helped organize and served as president of the Bank of Manchester. He also had extensive real estate endeavors, at one point owning over 800 acres, an indication of his importance in the development of the county and even of the city of St. Louis.<sup>31</sup> At the time of his sudden death, his estate was valued over \$99,000 and local lore indicates he died after falling down the stairs in his home in 1923. Although there is no documentary evidence that this house was built by local businessman Henry Seibel (Henry Seibel and Sons was the largest contracting business in Saint Louis County at that time), the house contains several distinctively Seibel characteristics, most notably the wrap-around porch serving two entries and the horizontal, stationary window at the base of the entry stairs in the foyer as well as other features that makes local historians familiar with his work believe he may be responsible for both the construction and design of the house.<sup>32</sup> This house is significant in the district both as the home of one of the leading Manchester citizens during its formative years as well as one of the largest, most elaborate, and best extant examples in Manchester of the hipped roof with lower cross gables Free Classic variant of the Queen Anne style.

While the garage is not associated with the Taylors ownership of the property, having been built in 1930, 7 years after the widow sold the property, it is still significant as one of the early garages (rather than converted stables or carriage houses) and its massing, size, and scale are an important visual component in the district.

The pump house for the water well is especially significant since it not only retains its original siding, an unusual condition for the outbuildings in this district, but it is also the only example of a pump house left inside the district's boundaries, yet, prior to connections to the city water system, all of these houses had water wells and many probably had similar pump houses. For years, it also provided water to the Bob Baker House at 230 Henry, which was built around 1946.<sup>33</sup>

Given the fact that Taylor kept both livestock and machinery (identified as some of the property his widow sold upon his death in 1923), it appears that this large end gabled barn was Taylor's barn and must date from sometime prior to 1923, possibly as early as 1895 when the farmhouse was built. If the barn can be dated more precisely and if the contractor on the house is identified as Seibel and that he also built this barn, the barn's importance in this historic district would be amplified since no other known barns built by Seibel are still standing. Even so, the Taylor Barn is one of only two remaining barns left within the boundaries of the historic district and is especially significant because it is known to be associated with a working farm, the initial use of all of the land in this semi-rural historic district. (Contributing)

#### 228 Henry Avenue:

**House;** 1978, architect and contractor unknown. (Noncontributing)

This two-story, Neo-Traditional, frame house was obviously built after the period of significance for the historic district, but the overall massing of the house blends well with the historic district. Prior to the construction of this house, this was open farmland.

#### 230 Henry Avenue:

**Bob Baker House;** 1946 ca.; architect and contractor unknown. (Contributing)

**Garage;** 1946 ca.; architect and contractor unknown. (Contributing)

Bob Baker had his home built just at the end of World War II, quite a feat given the shortage of construction materials. He was well known in Manchester since he owned the Baker Pool located where Manchester Road and Highway 141 now

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### Narrative Statement of Significance (Appendix continued)

intersect, (the road that led to Valley Park and the Missouri Pacific railroad depot). Although this is one of the latest houses constructed in the historic district during its period of significance, this Cape Cod style house is especially significant because it shows the early post-World War II developments in Manchester when it was still a small, rural farm community, before the area began its massive development as a suburb in the larger St. Louis metropolitan area.

Despite alterations, the garage still contributes to the historic character of the district as an example of one of the earlier garages, an outbuilding actually built for automobiles, rather than a converted stable or carriage house.

#### 310 Henry Avenue:

**Mathias A. and Agnes Kempf House;** 1898; architect and contractor unknown. (Noncontributing)

**Kempf Barn;** post 1898; architect and contractor unknown. (Contributing)

August Meisch, a physician in Manchester at one time owned a large tract of land in what had originally been Triplett's estate, apparently as investment property. He sold 1.25 acres in 1898 to M. A. Kempf, who ran a saloon on the north side of Manchester Road. After the 1983 historical survey, the original 1.5 story, Queen Anne cottage was transformed into a 2 story house, retaining many of its original Queen Anne details, but the house no longer retains its historic appearance. While it blends well with the historic homes and character of the neighborhood, it has lost its historic integrity and can no longer be considered a contributing building in the historic district.

Since the house originally dates from this period, it is likely that the barn does as well. This barn contributes to the history of the development of the Henry Avenue Historic District, as one of two remaining barns in an area that was originally a series of small farmsteads subdivided out of the original Triplett estate and farm.

#### 314 Henry Avenue:

**John Woerther House;** 1915-1916; architect and builder unknown. (Contributing)

**Garage;** date unknown; architect and builder unknown. (Noncontributing)

This property was part of a larger lot that originally included 320 Henry Avenue with a confusing legal history, including the strip of land that apparently was not ever transferred to either 314 or 320 Henry Avenue (addressed as 316 Henry Avenue on the district map). At least two owners defaulted on loans before this 60 foot frontage was purchased by John Woerther in 1915. He took out two loans in 1915 and 1916, helping indicate that this was the period when the house was built at 314 Henry Avenue. This house, although smaller than some earlier homes is an important part of the history of the development along Henry Avenue, especially of the subdivision of the former farms as the area became part of the established community of Manchester. It is also significant as a good example of the Hall-and-Parlor vernacular designs that once were common in rural Missouri, but this is one of the only remaining examples in the rural community of Manchester.

This one car garage has features more commonly associated with 1960s era ranch house garages and without more documentation, this garage cannot be considered a contributing building in the historic district.

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## Narrative Statement of Significance (Appendix continued)

### 320 Henry Avenue:

**John and Rosina Schaberg House;** 1880s ca.; 1910-1911 addition; architect and contractor unknown. (Contributing)

**Garage;** date unknown; architect and contractor unknown. (Noncontributing)

**Outbuilding;** date unknown; architect and contractor unknown. (Contributing)

John H. and Rosina Schaberg bought the site for this house in 1876 from Manchester-area landowner Matthew Zimmerman, along with several other lots in this area, which had been platted from Tripplett's estate. Since little was paid for the land, it indicates that no house had been built yet and when the Schabergs sold some of their property in 1889, it excluded the buildings on this lot. The new owner of the property (after 1897), Charles Schueler took out a substantial loan in 1900, probably to construct the wing on the house, but the house appears without the wing in the 1909 county atlas and in 1911 Schueler defaulted on his loan, but the next owner, paid substantially more for the property, suggesting that the wing had already been added to the property. Some local lore suggests the original house was made by a local brick maker shortly after the Civil War, but if so, it is the only house in the historic district not correctly identified and shown on the 1878 plat map of Henry Avenue.<sup>34</sup> This is one of the early houses along Henry Avenue and is significant as a vernacular design is part of the folk traditions known as the massed-plan, side-gabled family of house plans popularized in the National era, noted not only for their side gabled façade, but also for their flexible interior plans that were more than one room deep and allowed for easy adaptation with later additions. As such, it is a significant component in the historic district.

The garage is obviously a recent addition to the property, but it is located near the south rear part of the property.

Although this small outbuilding was originally assumed to be a modern tool shed, closer inspection revealed a rubble stone foundation, wood plank floor, and old timber framing, probably dating this building to the nineteenth century. Little is known about the original use or the age of the building, but it may be one of the oldest outbuildings in the historic district.

## ENDNOTES

<sup>1</sup>R. Miriam André, *The Moving Forces in the History of Old Bonhomme: The Manchester, Missouri Area* (Manchester, Mo.: Charles E. Biggs & R. Miriam André, 1982), p. 13-19; Henry Gustav Hertich, *History of Old Roads, Pioneer Settlers and Early Communities of St. Louis County* (Clayton, Mo.: Watchman Advocate, no date [c. 1936]), pp. 21-26; and J. Thomas Scharf, *History of Saint Louis City and County*, 2 vols. (Philadelphia: Louis H. Everts & Co., 1883) 2:1899-1902.

<sup>2</sup>Esley Hamilton, "Context for Henry Avenue," letter, Saint Louis, Missouri, 25 August 2001.

<sup>3</sup>Robert E. Hannon, ed., *St. Louis: Its Neighborhoods and Neighbors, Landmarks and Milestones* (Saint Louis: St. Louis Regional Planning and Growth Association, 1986), p. 184.

<sup>4</sup>Hamilton, "Context for Henry Avenue" and Hannon, pp. 184-185.

<sup>5</sup>Hamilton, "Context for Henry Avenue."

<sup>6</sup>Ibid.

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## Narrative Statement of Significance (Endnotes continued)

<sup>7</sup>André, *Moving Forces*, p. 14; Tim Fox, ed., *Where We Live: A Guide to St. Louis Communities* (Saint Louis: Missouri Historical Society Press, 1995), pp. 2, 8; and Hamilton, "Context for Henry Avenue."

<sup>8</sup>"Manchester" [Map in] *Atlas of St. Louis County* (Saint Louis: n.p., 1909) and Julius Pitzman, "Manchester" [Map in] *Pitzman's New Atlas of the City and County of Saint Louis: Missouri* (n.p., 1878; reprint ed., Saint Louis: Genealogical Society, 1997).

<sup>9</sup>Fox, *Where We Live*, pp. 7-8.

<sup>10</sup>Ibid, p. 8; Hannon, *Neighborhoods*, p. 195; and Dina M. Young and Lisa Mecham, *Where We Live: Manchester*, brochure (Saint Louis: Missouri Historical Society Press, 1999).

<sup>11</sup>Aerial Photograph of Manchester (St. Louis: Surdex Corporation, 1960); Aerial Photograph of Manchester (St. Louis: Surdex Corporation, 1977); and Aerial Photograph of Manchester (St. Louis: Surdex Corporation, 2000).

<sup>12</sup>Hamilton, "Context for Henry Avenue."

<sup>13</sup>Pitzman, "Manchester."

<sup>14</sup>André, *Old Bonhomme*, pp. 86, 124, 305; Ken Aston, Interview conducted by Karen Bode Baxter, Saint Louis, August 2001; Conveyance Deed, 16 April 1885, Henry Kruse to Franz Dependahl, St. Louis County, Recorder of Deeds, Clayton, Missouri; Conveyance Deed, 25 August 1904, Frank H. Dependahl & wife to Louis Dependahl & wife, St. Louis County, Recorder of Deeds, Clayton, Missouri; Conveyance Deed, 25 August 1904, Frank H. Dependahl to Frank Dependahl, St. Louis County, Recorder of Deeds, Clayton, Missouri; and "Manchester" (1909).

<sup>15</sup>Hamilton, "Context for Henry Avenue" and Pitzman, "Manchester."

<sup>16</sup>Much of the following discussion is based upon an evaluation of the information found in the following historic inventory forms as well as other sources cited in specific footnotes: Esley Hamilton and V. J. Bass, "Henry Avenue Historic District" in Manchester, Missouri, Missouri Historic Inventory Forms, 1983, Stored at the Missouri Cultural Resources Inventory, Missouri Historic Preservation Program, Jefferson City, Missouri; and Esley Hamilton and Joseph Bartels, "Henry Avenue Historic District" in Manchester, Missouri, Missouri Historic Inventory Forms, Updated, July 2001, Stored at the Missouri Cultural Resources Inventory, Missouri Historic Preservation Program, Jefferson City, Missouri.

<sup>17</sup>Young and Mecham, *Where We Live*.

<sup>18</sup>Pitzman, "Manchester."

<sup>19</sup>Fox, *Where We Live*, pp. 3, 5.

<sup>20</sup>See "Manchester," *Atlas of St. Louis County* (1909), reproduced in *Old Bonhomme*, p. 125.

<sup>21</sup>Fox, *Where We Live*, p. 7.

<sup>22</sup>André, *Old Bonhomme*, pp. 121-122, 158-160, 212, 223, 367; "Henry Seibel & Sons, Contractors," *History of St. Louis County Missouri* (Clayton, Mo.: Watchman Advocate, 1920), n.p.; and Wm. Lyman Thomas, *History of St. Louis County, Vol. II* (Saint Louis: Clarke Publishing, 1911), pp. 148, 153, 165-166.

<sup>23</sup>Hamilton and Bass, "Henry Avenue Historic District."

<sup>24</sup>Hamilton and Bartels, "Henry Avenue Historic District."

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## Narrative Statement of Significance (Endnotes continued)

<sup>25</sup>Aston, Interview; Carol Dependahl-Aston, et.al., Interview conducted by Ken Aston, Manchester, Missouri, 25 August 2001; Doug Flavin, Interview conducted by Karen Bode Baxter, Jefferson City, Missouri, 15 November 2001; Gary A. and Martha A. Micanek, Interview conducted by Ken Aston, Manchester, Missouri, 25 August 2001; and Gary A. and Martha A. Micanek, Interview conducted by Ken Aston, Manchester, Missouri, 29 October 2001.

<sup>26</sup> Hamilton, "Context for Henry Avenue."

<sup>27</sup>Esley Hamilton, "Context for Manchester School," letter. Saint Louis, 23 August 2001; and Esley Hamilton and Mary Webb, *Historic Buildings Survey: Schools Built before 1941 in St. Louis County* (Saint Louis: St. Louis County Department of Parks and Recreation, 1991).

<sup>28</sup>Flavin, Interview.

<sup>29</sup>Ken Aston noted that his mother and cousins talked about the social prominence of Louis H. Dependahl and of the importance and frequent visitors to their grandparents homes. Aston, Interview; and Dependahl-Aston, Interview.

<sup>30</sup>This information was provided by four of Louis Dependahl's granddaughters, all of whom spent many summer vacations at the family farm and all of whom still live in Saint Louis County: Carol Dependahl Aston, Ruth D. Hughes, Helen D. Hughes, and Mildred D. Wiesehan. Aston, Interview; and Dependahl-Aston, Interview.

<sup>31</sup>Thomas, *History of St. Louis County, Vol. II*.

<sup>32</sup>Micanek, Interview, 25 August 2001; and Micanek, Interview, 29 October 2001.

<sup>33</sup>Micanek, Interview, 29 October 2001.

<sup>34</sup>Dependahl-Aston, Interview.

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Henry Avenue Historic District  
St. Louis County, MO

Historic Photo taken in January 1918 on Henry Road  
*The Moving Forces in the History of Old Bonhomme*, page 131



Note the 8-foot snow drifts

Historic Photo of Manchester School [date unknown]  
*The Moving Forces in the History of Old Bonhomme*, page 284



Manchester's little red brick schoolhouse, built 1907 on Henry Road.



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## National Register of Historic Places Continuation Sheet

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Henry Avenue Historic District  
St. Louis County, MO

Historic Photo of Manchester, 1911

*History of St. Louis County* by Wm. Lyman Thomas

Reprinted in *The Moving Forces in the History of Old Bonhomme*, page 236

Note: Manchester School and the Sauer House (210 Henry) are visible in upper left corner



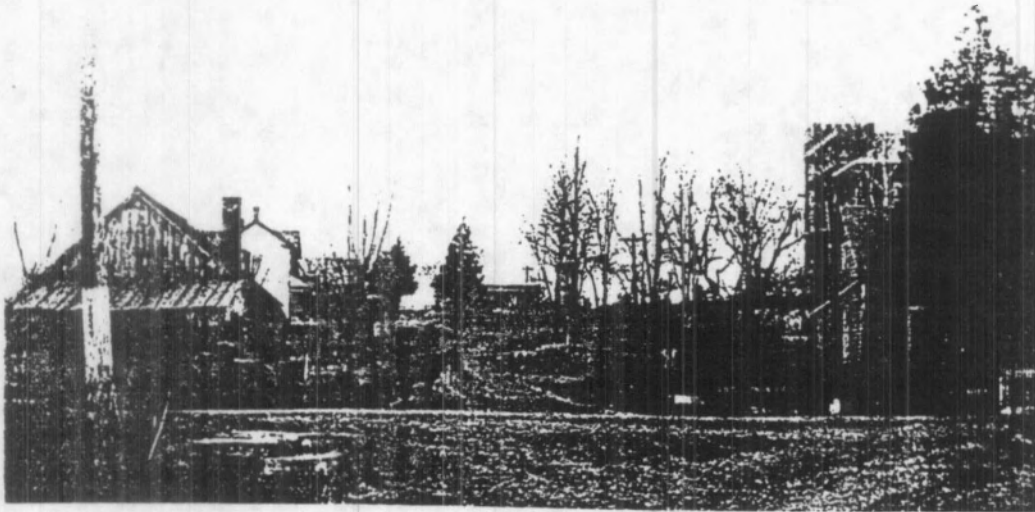
United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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Henry Avenue Historic District  
St. Louis County, MO

Historic Photo of Manchester, at the intersection of Manchester and Henry Roads, 1909  
*The Moving Forces in the History of Old Bonhomme*, page 129



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## National Register of Historic Places Continuation Sheet

Section number 8 Page 35

Henry Avenue Historic District  
St. Louis County, MO

Historic Photo of Louise H. and Louisa Dependahl House, 1910ca  
*Courtesy of Ken Aston*



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Henry Avenue Historic District  
St. Louis County, MO

Historic Photo of Louise H. Dependahl Family, 1910ca  
*Courtesy of Ken Aston*

Photo taken on east side of house. Seated are Louise H. and Louisa Dependahl.





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# National Register of Historic Places Continuation Sheet

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Henry Avenue Historic District  
St. Louis County, MO

Historic Photo of Louise H. Dependahl Family, on the front steps of their house, 1930ca  
*Courtesy of Ken Aston*



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National Park Service

# National Register of Historic Places Continuation Sheet

Henry Avenue Historic District  
St. Louis County, MO

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Henry Avenue Historic District  
St. Louis County, MO

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### UTM References

1	15/716380/4274845
2	15/716460/4274845
3	15/716460/4274740
4	15/716520/4274740
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7	15/716455/4274400
8	15/716340/4274400
9	15/716340/4274455
10	15/716300/4274455
11	15/716300/4274520
12	15/716380/4274520

### Verbal Boundary Description

Beginning on the west line of Henry Avenue at its intersection with the westward extension of the north line of the property at 320 Henry Avenue (St. Louis County Locator Number 22Q110291; see deed book 8805, page 1041 for an extended description); thence east 40 feet plus 208.71 feet to the northeast corner of said 320 Henry Avenue, thence south following the east line of said 320 Henry Avenue and its extension 106.24 feet plus 11.20 feet plus 60 feet to a point in the north line of the property at 310 Henry Avenue (22Q110264, deed book 7981, page 2058); thence east along the north line of said 310 Henry Avenue 44.23 feet plus 164.48 feet to the northeast corner of said 310 Avenue; thence south following the east line of said 310 Henry Avenue and its extension 128 feet plus 331.29 feet to the southeast corner of the property at 226 Henry Avenue (22Q110228; deed book 7290, page 683); thence west along the south line of said 226 Henry Avenue 258.35 feet to a point opposite the northward extension of the east line of the property at 220 Henry Avenue (22Q110347, deed book 385, page 752); thence south following said northward extension and east line 163.48 feet plus 94.30 feet; thence continuing south along the same line and its projection another 94.30 feet; thence in an approximately southwestward direction 80 feet more or less to the northeast corner of property at 210 Henry Avenue (22Q110163, deed book 7653, page 1847); thence south along the east line of said 210 Henry Avenue and its extension 125 feet plus 126.92 feet to the southeast corner of the property at 120 Henry Avenue (22Q11088, deed book 8776, page 42); being also a point in the north line of Callan Street; thence west along the south line of said 120 Henry Avenue and north line of Callan Street and their extensions 340 feet plus 60 feet to a point in the west line of Henry Avenue; thence north along the west line of Henry Avenue and its extension across Andersohn Drive to a point in the south line of the property at 211 Henry Avenue (22Q110984, deed book 6708, page 1814); thence northwest along the south line of said 211 Henry Avenue to the southwest corner of said 211 Henry Avenue; thence north along the west line of said 211 Henry Avenue 154.32 feet to the northwest corner of said 211 Henry Avenue; thence east along the north line of said 211 Henry Avenue 299.43 feet to the northeast corner of said 211 Henry Avenue, being a point on the west line of Henry Avenue; thence north following the west line of said 211 Henry Avenue and its northward extension to the point of beginning.

### Boundary Justification

These boundaries incorporate all of the remaining properties that have been historically associated with Henry Avenue and as such correspond to the properties' legal descriptions.

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# National Register of Historic Places Continuation Sheet

Henry Avenue Historic District  
St. Louis County, MO

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## Photo Log

Information common to all photographs listed below:

Henry Avenue Historic District

St. Louis County, MO

Photographer: Esley Hamilton

August 2001

Negatives with St. Louis Parks and Recreation Office, 41 S. Central, Clayton, MO 63105

Photo #1: Manchester School, 120 Henry Avenue, looking northeast

Photo #2: William & Caroline Sauer House, 210 Henry Avenue, looking east

Photo #3: William & Caroline Sauer House, 210 Henry Avenue (garage and outhouse), looking northwest

Photo #7: Mathias Zimmerman House, 218 Henry Avenue, looking northeast

Photo #9: George & Annie Weidmann House, 220 Henry Avenue, looking southeast

Photo #10: DeWitt Clinton & Lillie B. Taylor House, 226 Henry Avenue, looking east

Photo #14: House, 228 Henry Avenue, looking northeast

Photo #15: Bob Baker House, 230 Henry Avenue, looking east

Photo #16: Mathias A. & Agnes Kempf House, 310 Henry Avenue, looking north

Photo #19 John Woerther House, 314 Henry Avenue, looking southeast

Photo #20 John & Rosina Schaberg House, 320 Henry Avenue, looking northeast

Information common to all photographs listed below:

Henry Avenue Historic District

St. Louis County, MO

Photographer: Gary A. Micanek

March 2002

Negatives with Gary A. Micanek, 226 Henry Avenue, Manchester, MO

Photo #4: Louis H. & Louisa Dependahl House, 211 Henry Avenue, looking northwest

Photo #5: Louis H. & Louisa Dependahl House, 211 Henry Avenue, looking northeast

Photo #6: Smokehouse and Well House, 211 Henry Avenue, looking northwest

Photo #8: Stable, 218 Henry Avenue, looking northeast

Photo #11: DeWitt Clinton & Lillie B. Taylor House, 226 Henry Avenue, looking northeast

Photo #12: Garage, 226 Henry Avenue, looking southeast

Photo #13: Pump House, 226 Henry Avenue, looking northwest

Photo #17: Mathias A. & Agnes Kempf House, 310 Henry Avenue, looking northeast

Photo #18: Kempf Barn, 310 Henry Avenue, looking northwest

Photo #21: Outbuilding, 320 Henry Avenue, looking southeast



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National Park Service

# National Register of Historic Places Continuation Sheet

Henry Avenue Historic District  
St. Louis County, MO

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## Property Owners

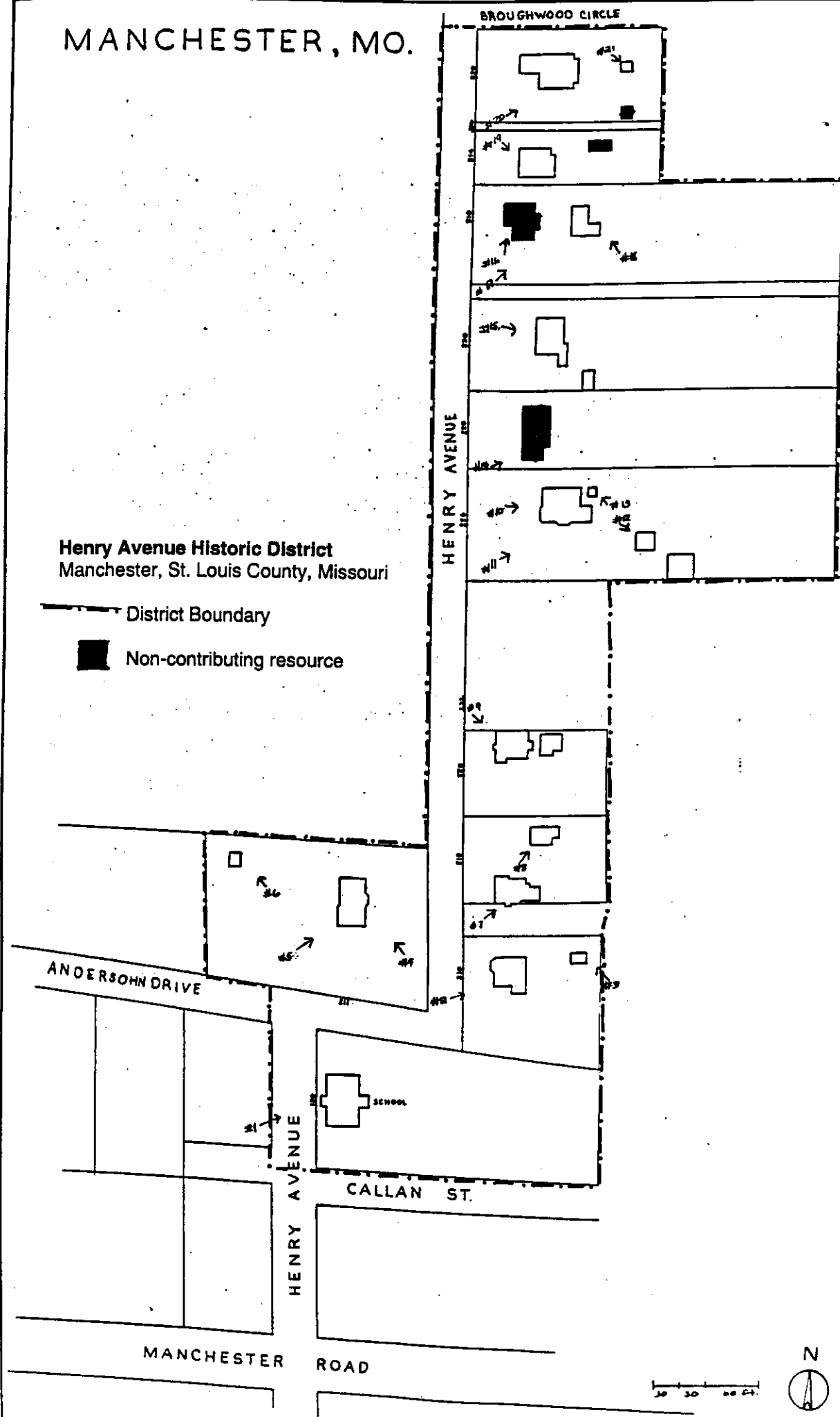
Current property owners in Henry Avenue Historic District, listed by address of property.

Henry Avenue (road)	St. Louis County Department of Highways and Traffic, 121 S. Meramec Avenue, Clayton, MO 63105
120 Henry Avenue	H. Rudolph Co. LLC, 2281 Kettington Ct., Chesterfield, MO 63017
210 Henry Avenue	Anna L. Keilty, 210 Henry Avenue, Manchester, MO 63011
211 Henry Avenue	Ken P. and Lori A. Aston, 17058 Rooster Ridge Rd, Chesterfield, MO 63005
Property between 210 & 218 Henry Avenue	W. and L. Realty Venture LLC, 225 S. Meramec Avenue, Clayton, MO 63105
218 Henry Avenue	Anita L. Albright, 218 Henry Avenue, Manchester, MO 63011
220 Henry Avenue	George R. and Judith A. Cody, 220 Henry Avenue, Manchester, MO 63011
222 Henry Avenue	City of Manchester, 14318 Manchester Rd, Manchester, MO 63011
226 Henry Avenue	Gary A. and Martha A. Micanek, 226 Henry Avenue, Manchester, MO 63011
228 Henry Avenue	Kent and Jami Harman, 228 Henry Avenue, Manchester, MO 63011
230 Henry Avenue	Love and Laughter LLC, 230 Henry Avenue, Manchester, MO 63011
310 Henry Avenue	Steven R. and Sharon T. Perko, 230 Henry Avenue, Manchester, MO 63011
314 Henry Avenue	Leslie B. and Dorothy K. Dunker, 314 Henry Avenue, Manchester, MO 63011
316 Henry Avenue	Heirs of Ervin R. and Marie P. Dependahl [Deceased – property never transferred], c/o Helen Hughes, 686 Henry Ave, Manchester, MO 63011
320 Henry Avenue	Matthew and Michelle Arri, 320 Henry Avenue, Manchester, MO 63011

# MANCHESTER, MO.

## Henry Avenue Historic District Manchester, St. Louis County, Missouri

-  District Boundary
-  Non-contributing resource



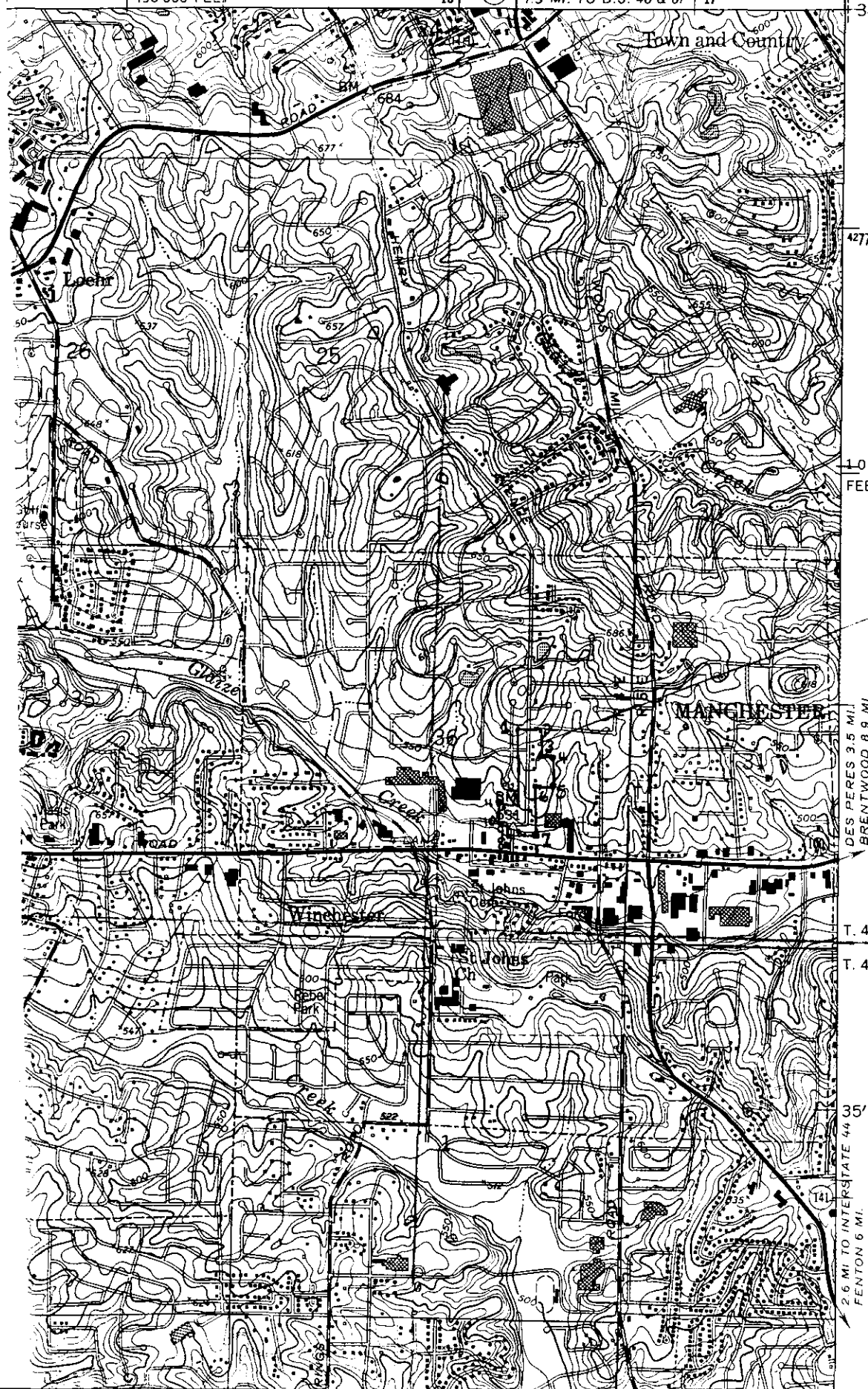
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MISSOURI

7.5 MINUTE SERIES (TOPOGRAPHIC)

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(CREVE COEUR)

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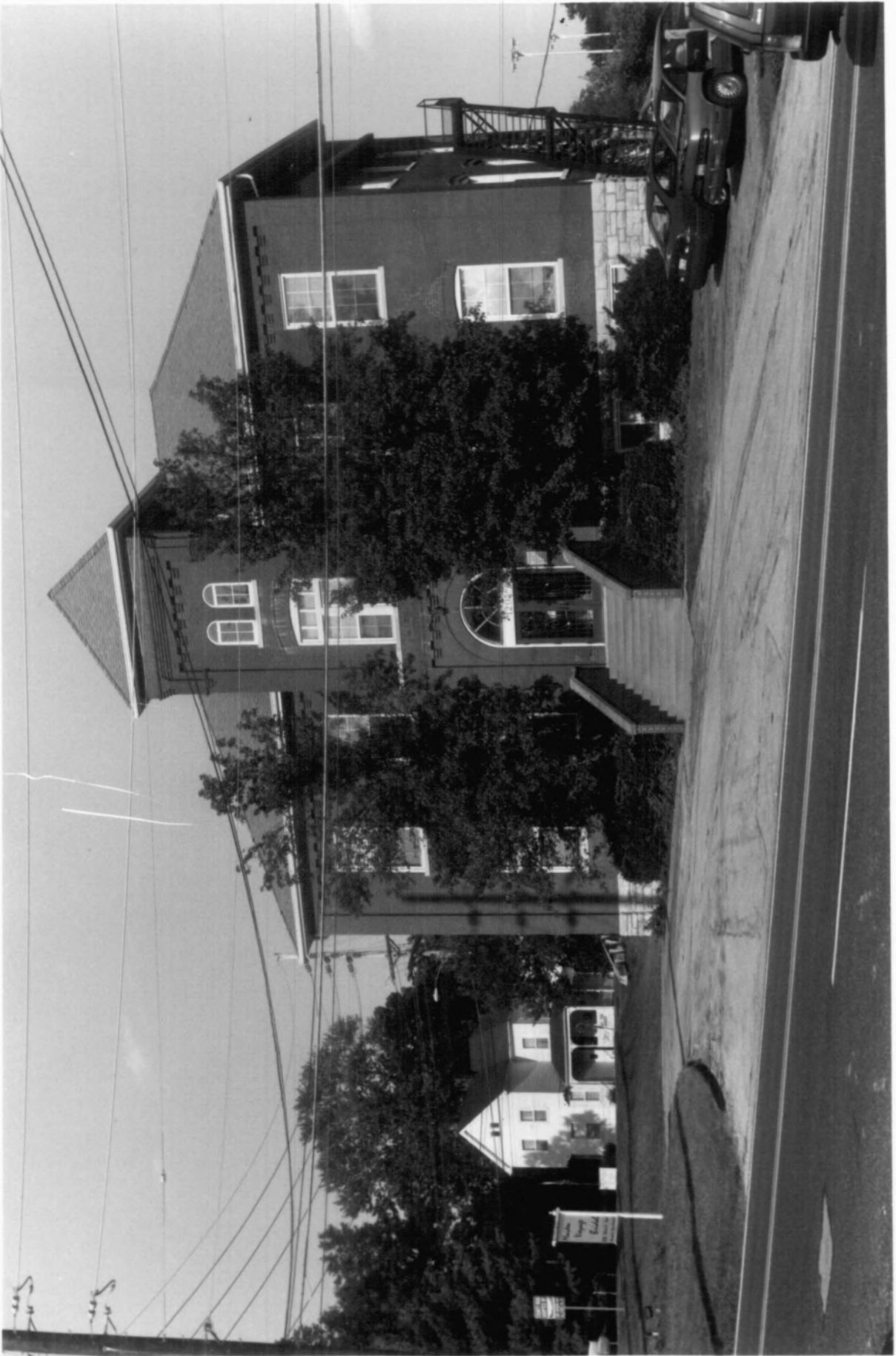
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Henry Avenue Historic  
District  
Manchester St. Louis County  
Zone 15

DES PERES 3.5 MI.  
BRENTWOOD 8.9 MI.  
T. 45 N.  
T. 44 N.  
35'  
2.6 MI. TO INTERSTATE 44  
FENTON 6 MI.

1E 716380  
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2E 716460  
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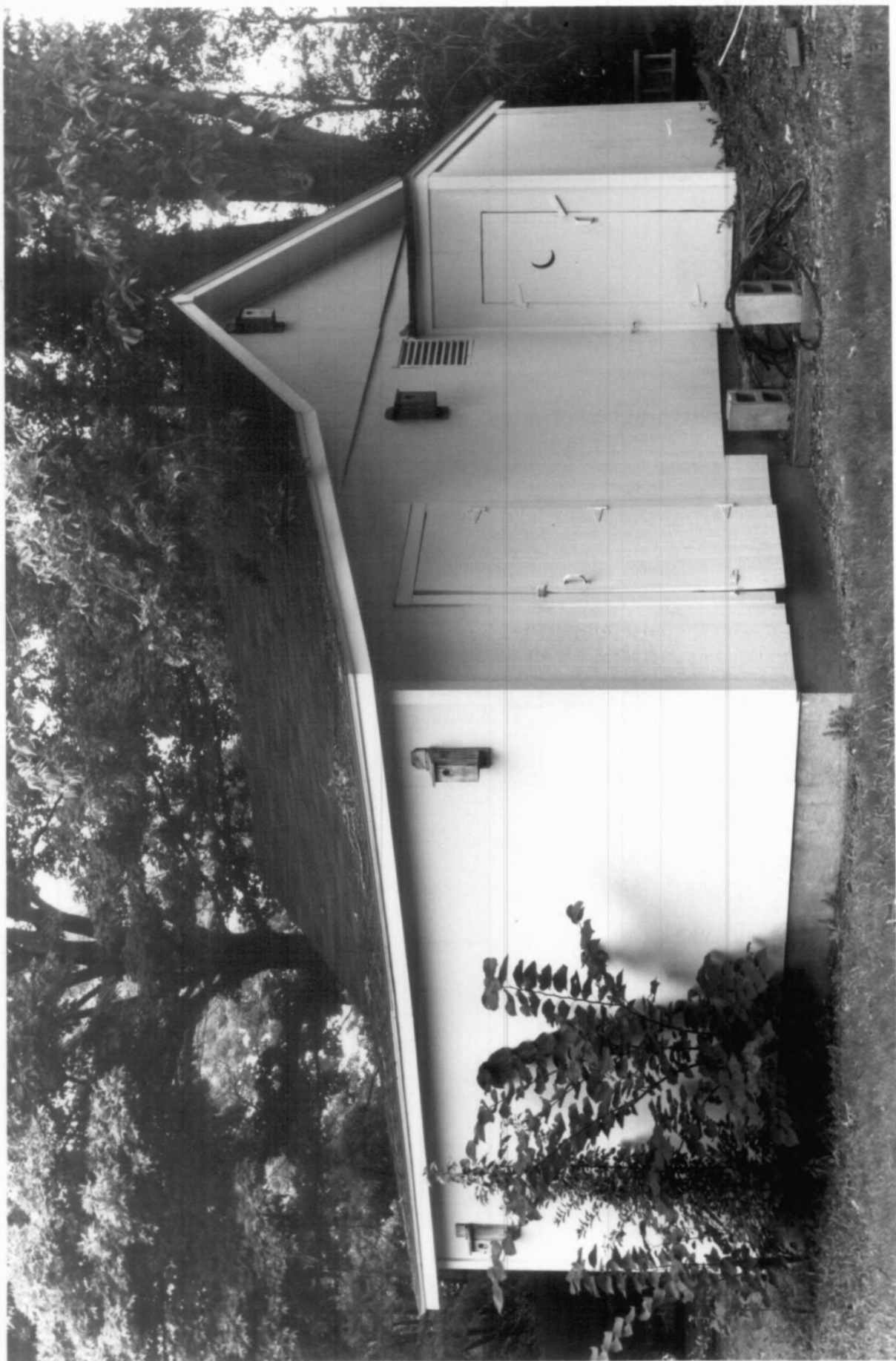
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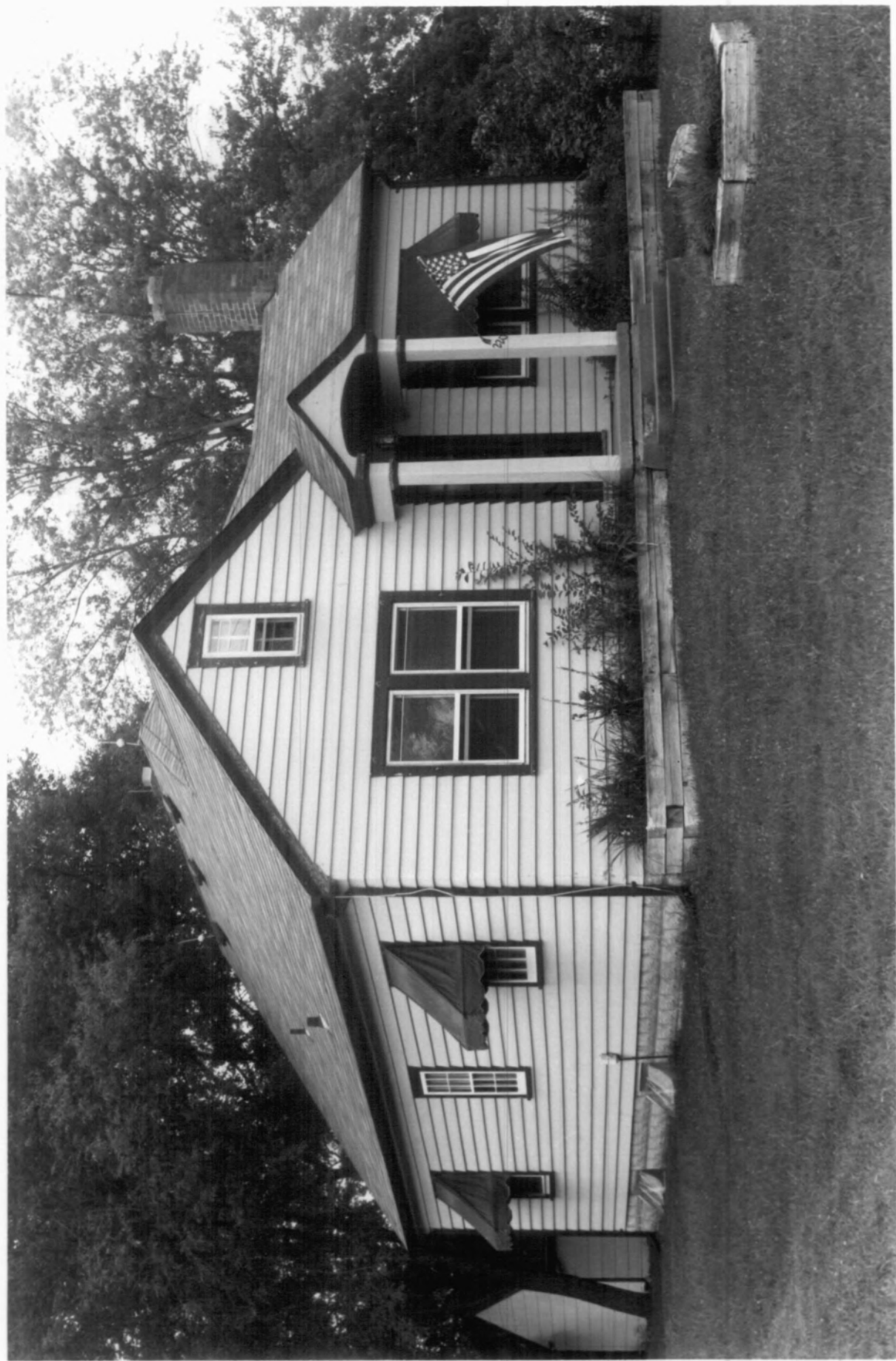


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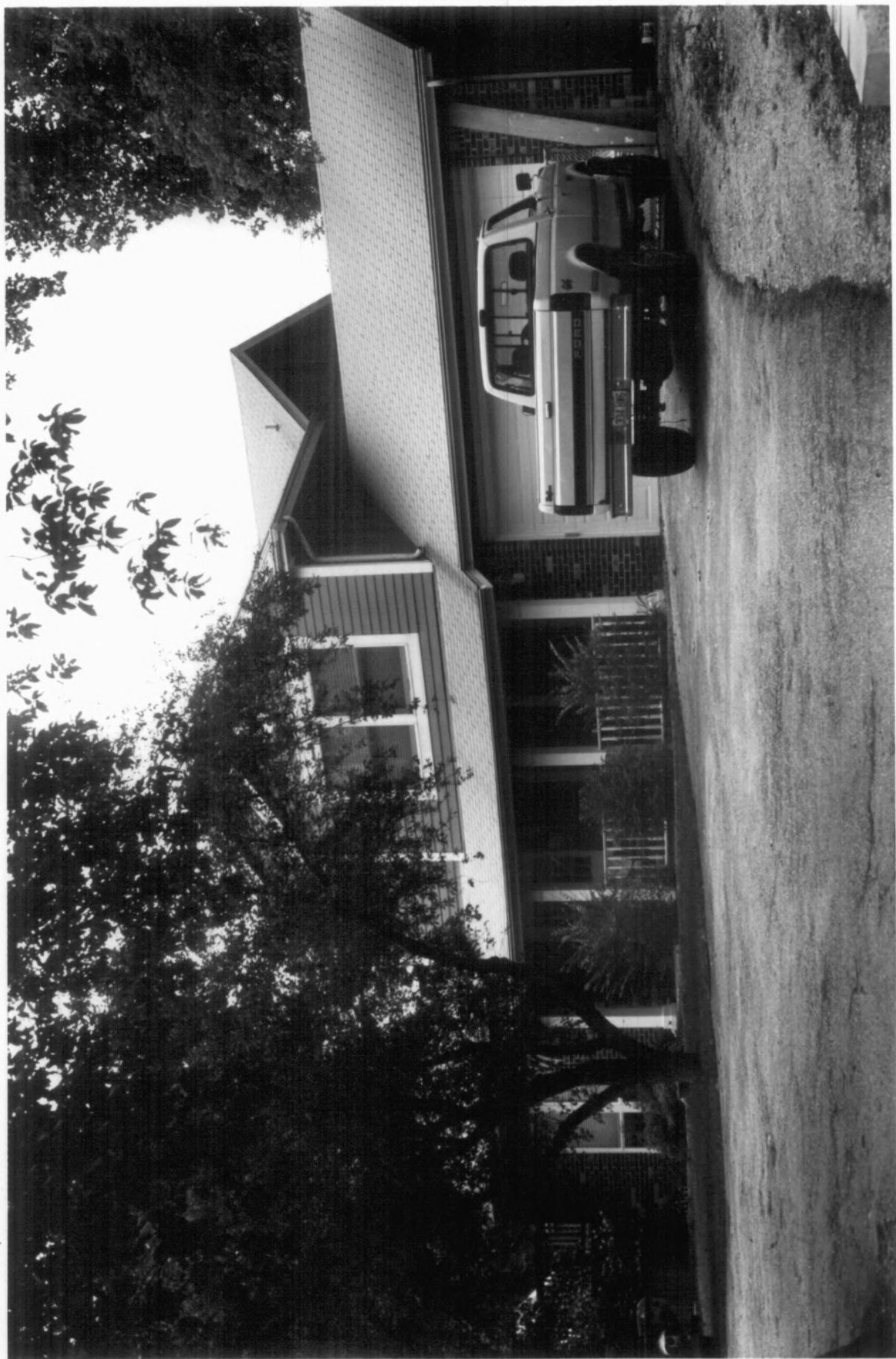


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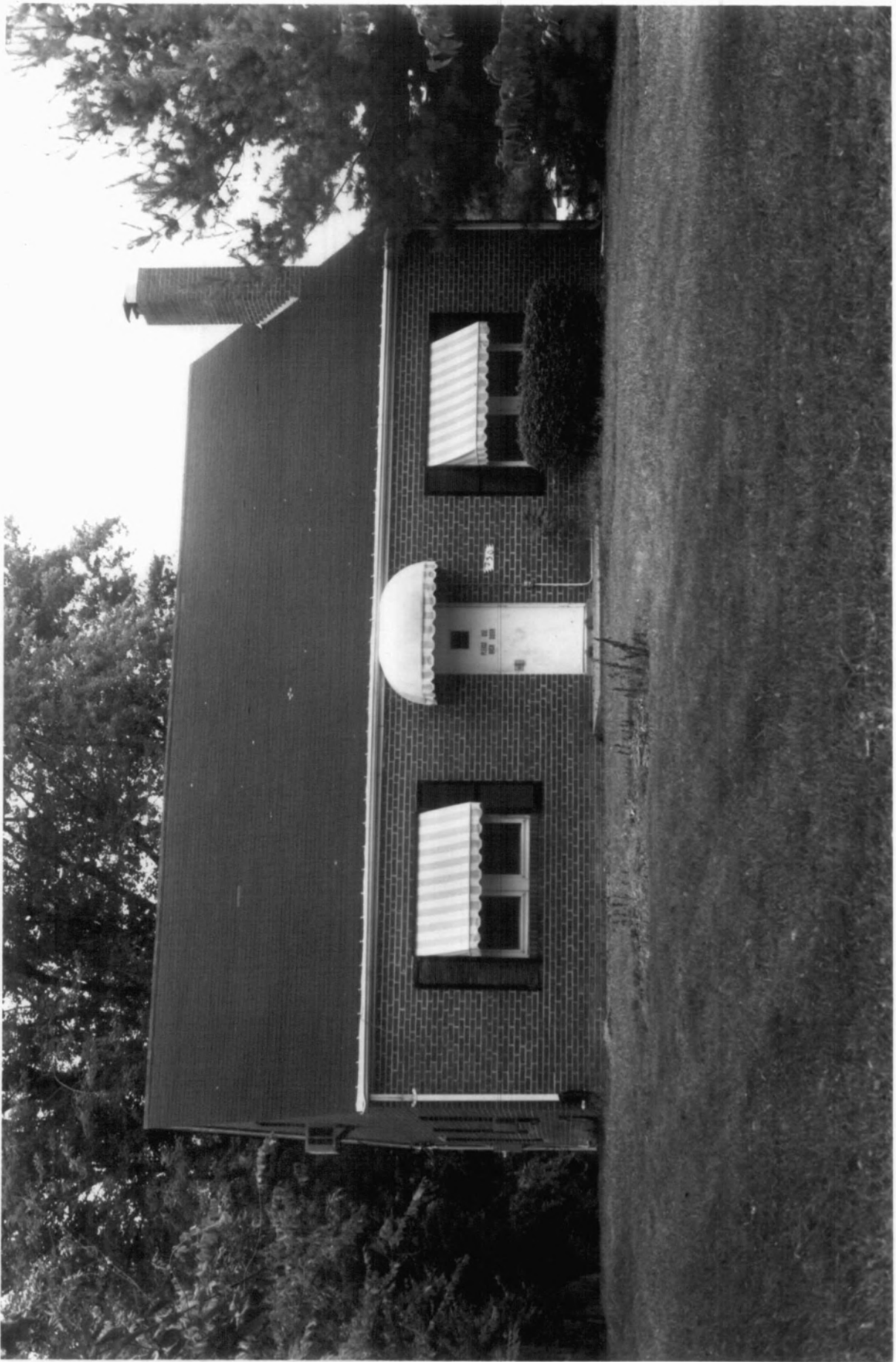


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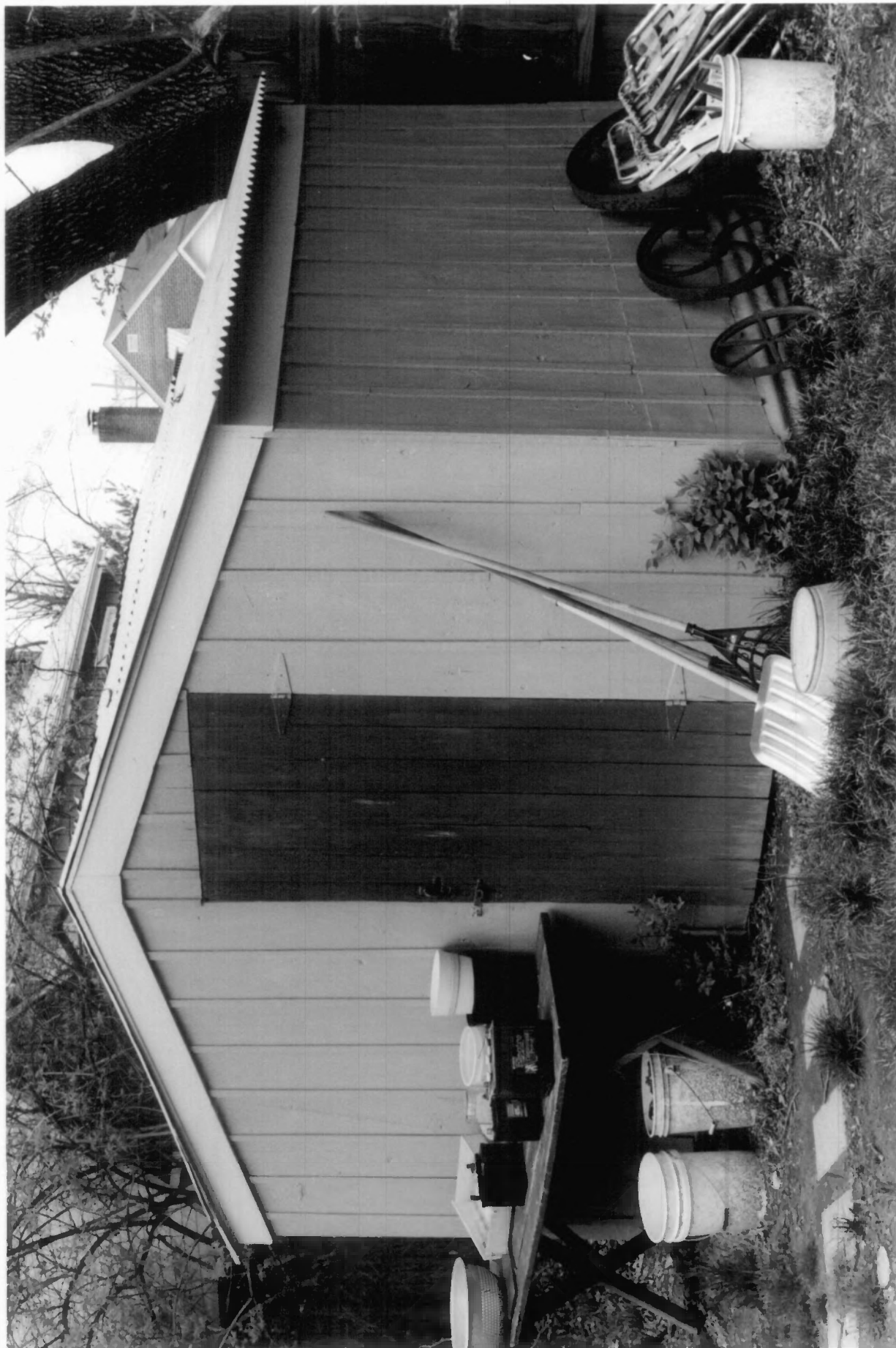


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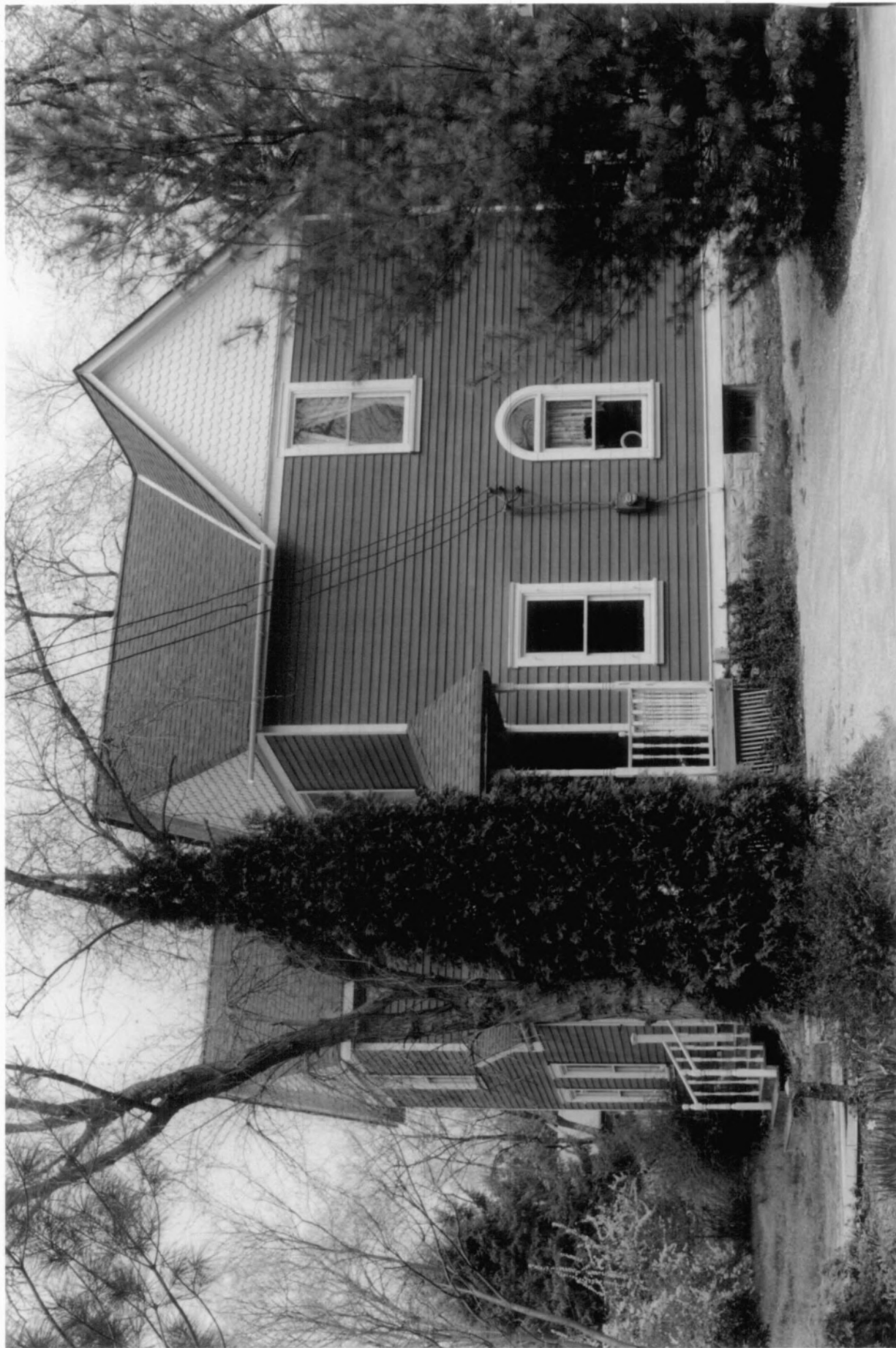




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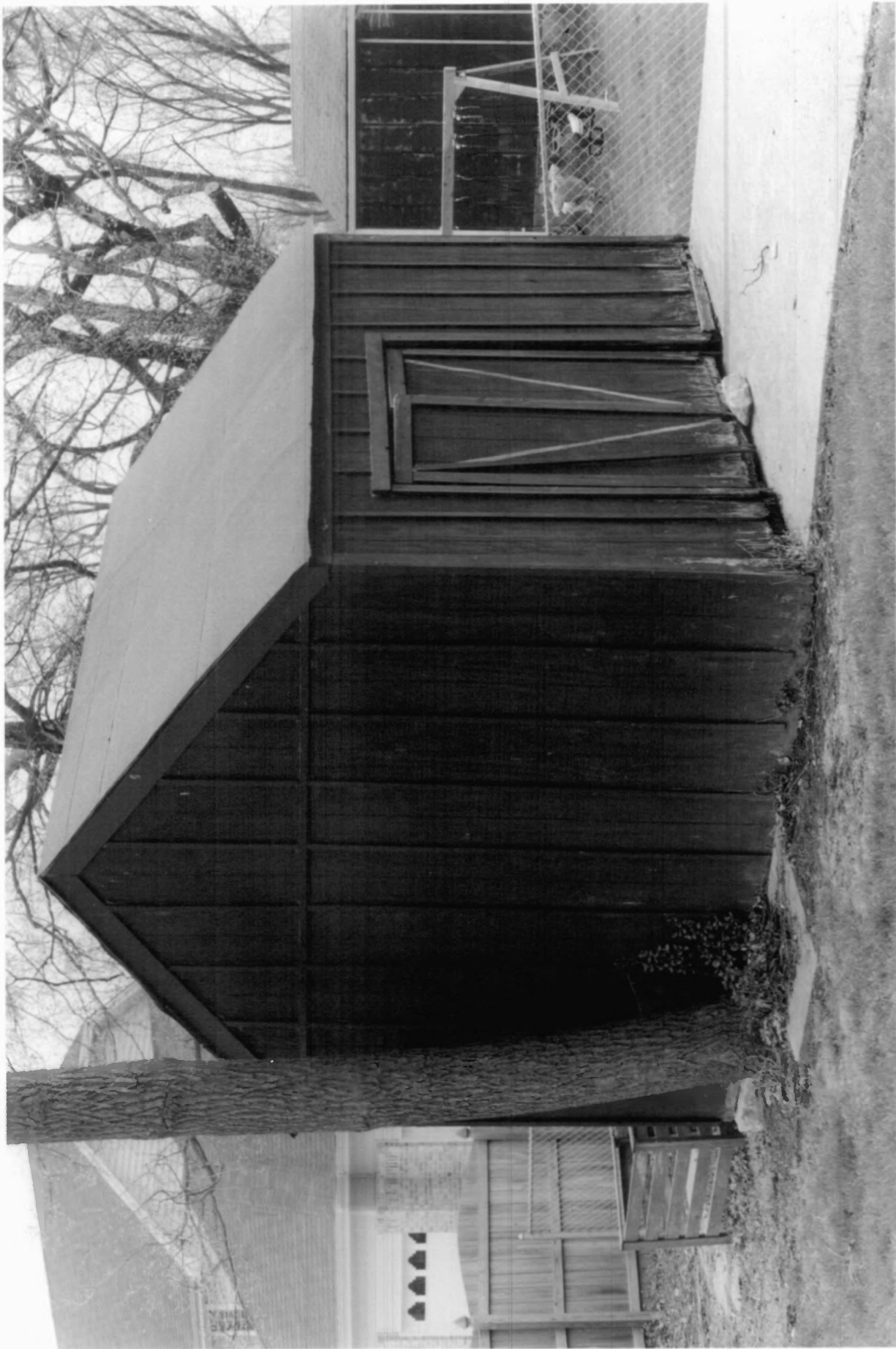


#17





#18



#21

# MANCHESTER, MO.

BROUGHWOOD CIRCLE

HENRY AVENUE

ANDERSON DRIVE

HENRY AVENUE

CALLAN ST.

MANCHESTER ROAD

SCHOOL

30 30 60 ft.

